



ALASTAIR SAVILLE
ESTATE AGENTS

2 St. Ambrose Croft, Netherton

£165,000

 3  1  2

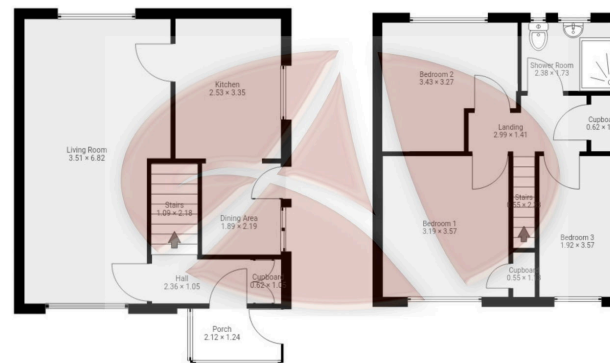
- End Terrace Family Home
- Well Presented Throughout
- Three Good Sized Bedrooms
- Large Dual Aspect Living Room
- Kitchen And Dining Room
- Modern Shower Room
- Enclosed Gardens
- Driveway And Garage
- EPC Rating- C
- Council Tax Band- A



END TERRACE LOVELY FAMILY HOME, SOUGHT AFTER LOCATION, WELL PRESENTED THROUGHOUT, PERFECT FAMILY HOME, THREE GOOD SIZED BEDROOMS, LARGE DUAL ASPECT LIVING ROOM, KITCHEN WITH SEPARATE DINING ROOM, MODERN SHOWER ROOM, ENCLOSED GARDENS, DRIVEWAY AND DETACHED GARAGE. NO ONWARD CHAIN. VIEWING ESSENTIAL.

Situated in the ever popular location of St. Ambrose Croft, this semi detached family home is perfect for any waiting buyer. With a homely feel, this property enjoys spacious light accommodation throughout and has scope for further extension if needed. The accommodation comprises entrance porch, hallway, living room, kitchen and dining room to the ground floor. To the first floor are three good sized bedrooms and the family shower room. Externally there are lawned gardens to the front, a driveway providing off road parking and giving access to the detached garage and enclosed low





Ground Floor area 42.7m²

1st Floor area 38.4m²

12 St. Ambrose Croft, L30 3TZ

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Measurements, floor-areas, openings and orientations are approximate. They should purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	