



-  Semi Detached House
-  Large Lounge/ Dining Room
-  Four Bedrooms (one En Suite, to the ground floor)

-  Large Plot
-  Backing onto Wooded Area
-  No Chain

Price: £169,950 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





NO CHAIN - A fantastic opportunity to purchase this extended four bed semi detached family home including ample off road parking, detached garage and established gardens.

The property stands on a large corner plot and offers well proportioned accommodation briefly comprises: Hall, Open Plan Lounge/Dining Room, Kitchen and Bedroom with En-Suite to the ground floor with three Bedrooms and Bathroom to the first. Gas central heating and upvc double glazing are installed.

Outside there is a paved driveway providing off road parking to the front and a very good size rear garden arranged with garage, patio, shaped lawn and established borders.

Staining Avenue is located off Larches Lane and Whinfield Lane within a moments walk of Ashton Park, with public transport facilities, local schools and shops readily accessible. To the left of the property is a public pathway which provides access to a wooded area/cut through at the rear.



Ground Floor

Porch

Hall

Lounge/ Dining Room - 6.81m x 3.73m (22'4" x 12'3") overall

Kitchen - 5.13m x 3.12m (16'10" x 10'3") plus door recess and store

Bedroom 1 - 4.7m x 3.43m (15'5" x 11'3") plus extensive door recess

En-suite - 2.18m x 1.35m (7'2" x 4'5")

WC - 1.35m x 0.76m (4'5" x 2'6")

First Floor

Landing

Bedroom 2 - 3.76m x 3.73m (12'4" x 12'3")

Bedroom 3 - 3.73m x 2.9m (12'3" x 9'6")

Bedroom 4 - 2.74m x 2.44m (9'0" x 8'0")

Bathroom - 2.41m x 1.68m (7'11" x 5'6")

Outside: Outside there is a paved driveway providing off road parking to the front and a very good size rear garden arranged with garage, patio, shaped lawn and established borders. To the left of the property is a public pathway which provides access to a wooded area/cut through at the rear.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

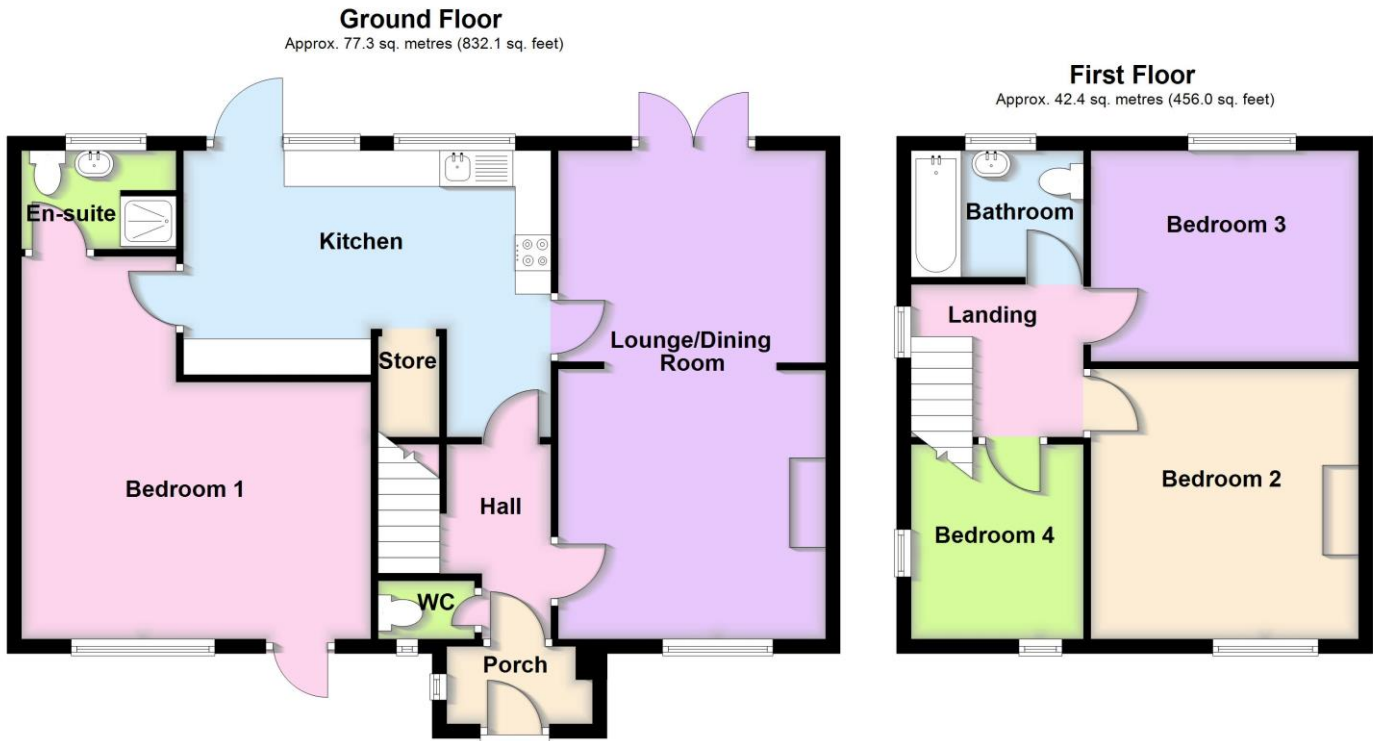
Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

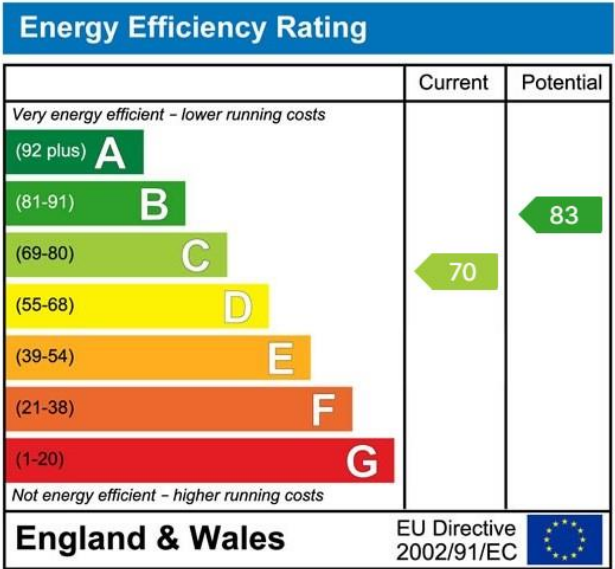
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 119.7 sq. metres (1288.1 sq. feet)



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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