



-  Impressive Detached House
-  Four Double Bedrooms – One En-Suite
-  Extended Kitchen/Dining Room
-  Two Reception Rooms
-  Garage & Parking
-  Inspection Highly Recommended

Price: £560,000 Subject to Contract

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





An excellent opportunity to purchase a traditional, double fronted, detached family house of character which, in the opinion of the Agents, offers well planned, generously proportioned accommodation of which **AN EARLY INTERNAL INSPECTION IS RECOMMENDED.**

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Cloakroom/WC, Living Room, Lounge, Fitted Kitchen/Dining Room and Utility Room on the ground floor. Bedroom 1 has an En-Suite Shower Room, with three further double Bedrooms and Family Bathroom making up the remainder of the first floor.

The property occupies a mature plot with the frontage laid to lawn with well stocked borders and block paved driveway providing off road parking which also leads to the Garage. The rear garden is compact, mainly paved with ornamental pond and a variety of established plants and trees.

The property is located in a highly sought after residential area, conveniently placed for access to the many facilities of both Churchtown Shopping Village and the town centre. Hesketh Park is readily accessible and there are a number of primary and secondary schools within the vicinity.



Ground Floor:

Entrance Vestibule

Hall

Cloakroom/WC - 1.98m x 1.6m (6'6" x 5'3")

Living Room - 7.06m x 4.55m into inglenook (23'2" x 14'11")

Lounge - 4.42m into bay x 4.29m (14'6" x 14'1")

Kitchen/Dining Room - 6.17m x 4.88m (20'3" x 16'0")

Utility Room - 2.92m x 2.9m (9'7" x 9'6")

First Floor:

Landing

Bedroom 1 - 5.64m x 4.55m into inglenook (18'6" x 14'11")

En-suite - 3.86m x 1.32m (12'8" x 4'4")

Bedroom 2 - 4.37m into bay x 4.29m (14'4" x 14'1")

Bedroom 3 - 3.61m x 3.43m (11'10" x 11'3")

Bedroom 4 - 2.84m x 2.72m (9'4" x 8'11")

Bathroom - 2.95m x 1.83m (9'8" x 6'0")



Outside: The property occupies a mature plot with the frontage laid to lawn with well stocked borders and block paved driveway providing off road parking which also leads to the Garage measuring 5.72m (18'9") x 2.89m (9'6"). The rear garden is compact, mainly paved with ornamental pond and a variety of established plants and trees.

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

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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Ground Floor
Approx. 129.8 sq. metres (1396.9 sq. feet)



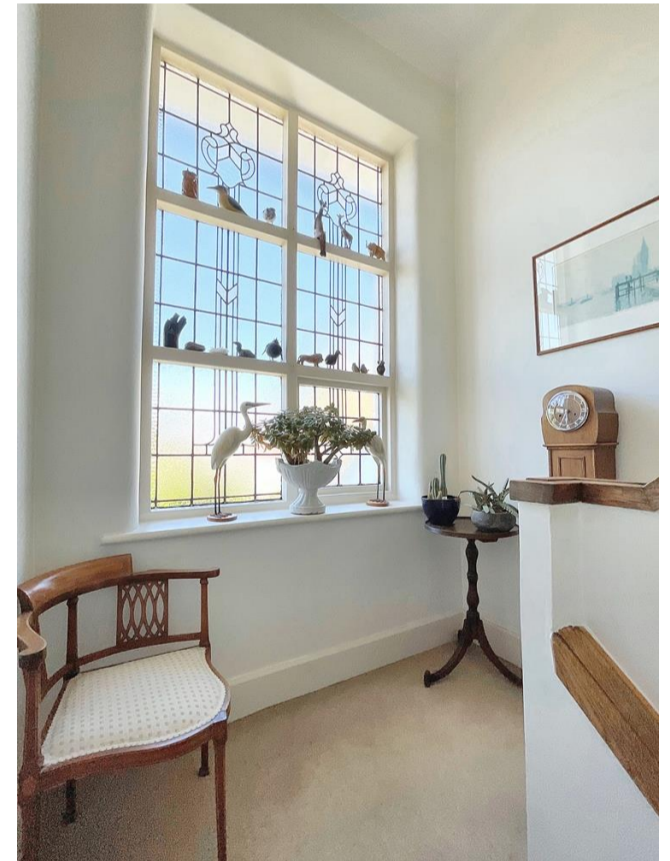
First Floor
Approx. 88.0 sq. metres (947.6 sq. feet)



Total area: approx. 217.8 sq. metres (2344.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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