



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Conservatory
-  Parking & Gardens
-  Cul De Sac Position

Price: £199,950 Subject to Contract

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





Occupying a quiet cul-de-sac position, this modern semi-detached house offering well proportioned and beautifully presented accommodation must be viewed to be fully appreciated.

The property is installed with gas central heating and upvc double glazing, briefly comprising Hall, Living Room, Dining Room, Kitchen and Conservatory to the ground floor with three Bedrooms and Bathroom to the first.

Outside there are mature gardens to the front and rear, the front incorporating a paved driveway providing off road parking for a number of vehicles.

Shenley Way is accessed by Woodlea Close which is a turning from Baytree Close, which, in turn, is located off Water Lane. The local villages of Crossens, Marshside and Churchtown are readily accessible, as are a number of well regarded schools.



Ground Floor:

Hall

Living Room - 4.32m overall x 3.78m (14'2" x 12'5")

Dining Room - 3.18m x 2.41m (10'5" x 7'11")

Kitchen - 3.18m x 2.24m (10'5" x 7'4")

Conservatory

First Floor:

Landing

Bedroom 1 - 3.61m x 2.77m (11'10" x 9'1")

Bedroom 2 - 4.01m x 2.39m (13'2" x 7'10")

Bedroom 3 - 2.9m x 2.24m (9'6" x 7'4")

Bathroom - 1.88m x 1.88m (6'2" x 6'2")

Outside: There are mature gardens to the front and rear, the front incorporating a paved driveway providing off road parking for a number of vehicles, including caravan.

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

Tenure: Leasehold for a residue term of 999 years from 1st January 1983 with a ground rent of £45

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>

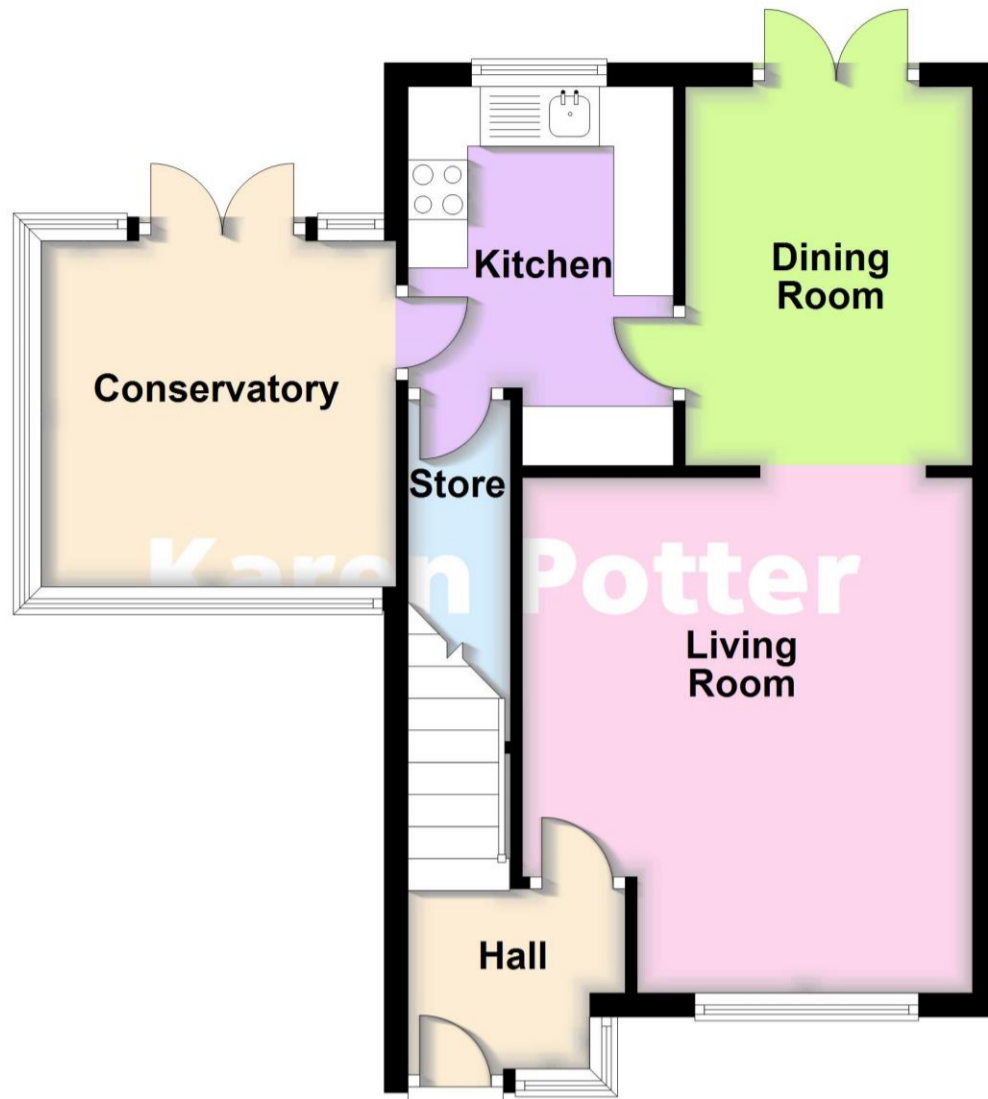
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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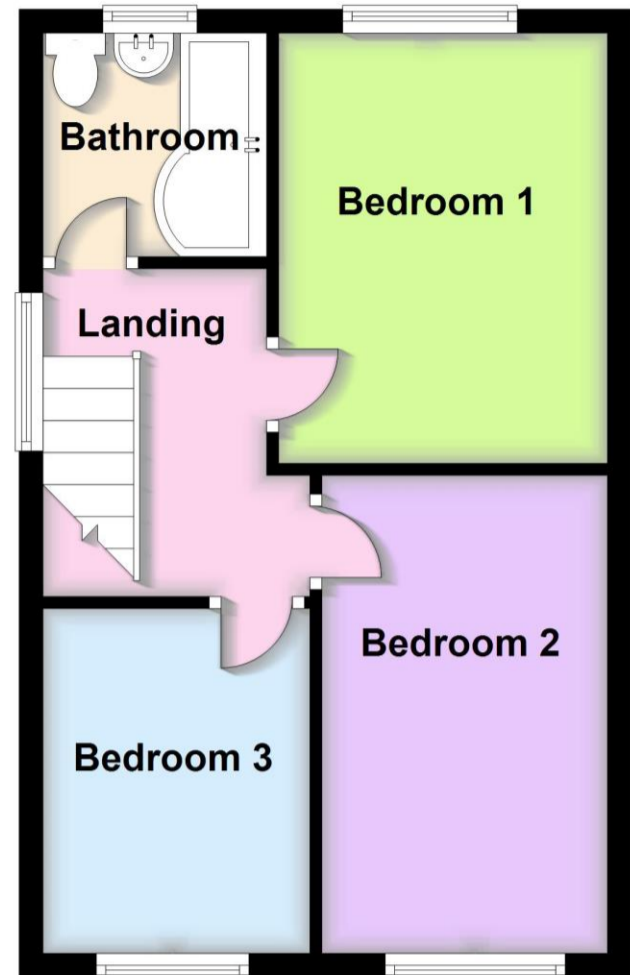
Ground Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 82.7 sq. metres (889.7 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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