



32 Gresford Close
Callands, WA5 9RY

Offers In The Region Of
£239,950

IMMACULATE Semi Detached, Fabulous POSITION, SMALL Cul-De-Sac, Three BEDROOMS, LOVELY Conservatory, Spacious KITCHEN/DINER, FREEHOLD Title, Private REAR GARDEN, DRIVEWAY Parking, Don't Miss THIS!!!!

This well maintained semi detached property has been incredibly well looked after by our vendor and is only coming for sale due to a need for single storey living. Gresford Close is a quiet residential area in Callands, perfect for a first home or small family with fantastic schooling nearby and local amenities.

The accommodation comprises Entrance Hallway, Lounge with feature electric fire, Kitchen/Diner with French doors onto a Conservatory, Landing, Three Bedrooms and a Bathroom.

Externally there is a driveway with adjacent garden to the front and a low maintenance, private rear garden.

ENNTRANCE HALLWAY



LOUNGE



KITCHEN/DINER



CONSERVATORY



LANDING



MAIN BEDROOM



BEDROOM TWO



BEDROOM THREE

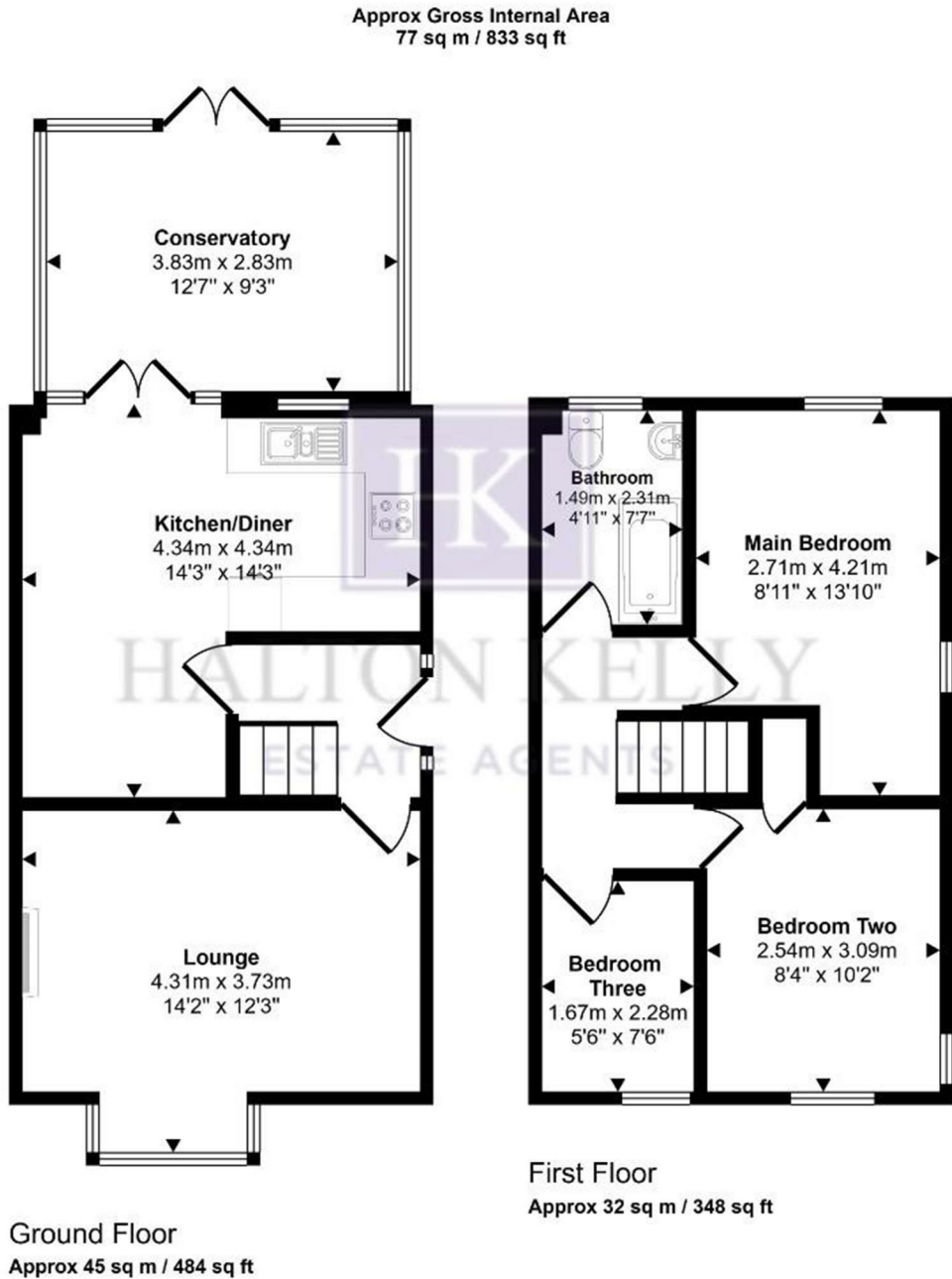
BATHROOM



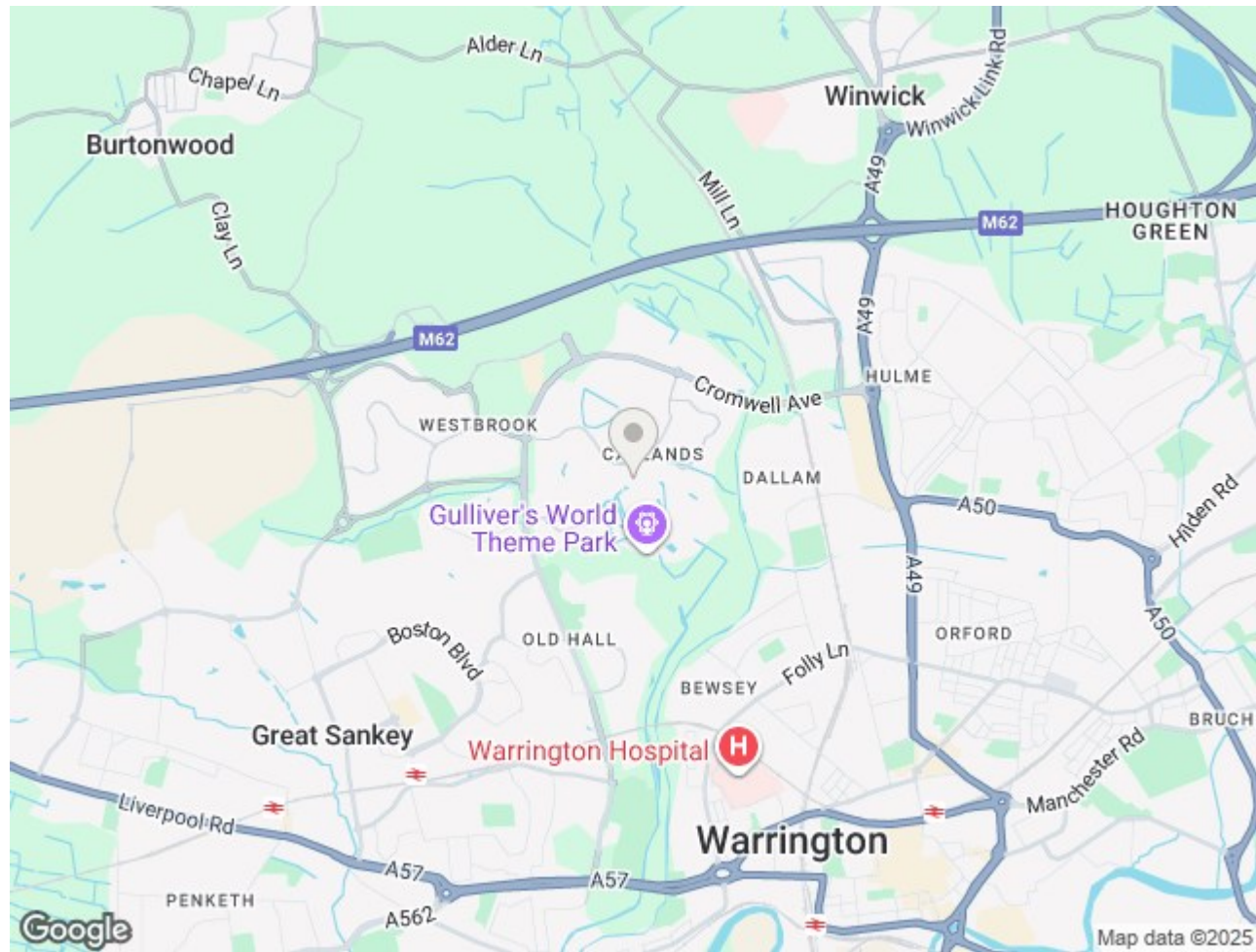
GARDEN



OUTSIDE



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



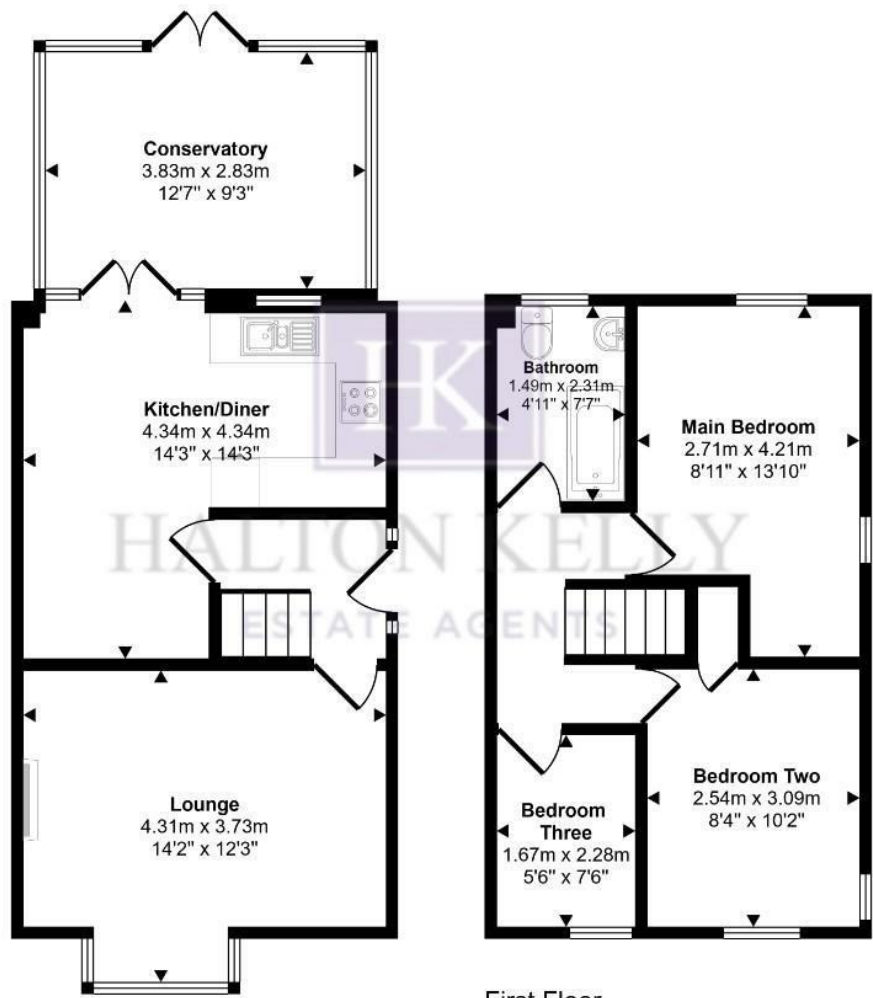
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(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 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales	EU Directive 2002/91/EC 	

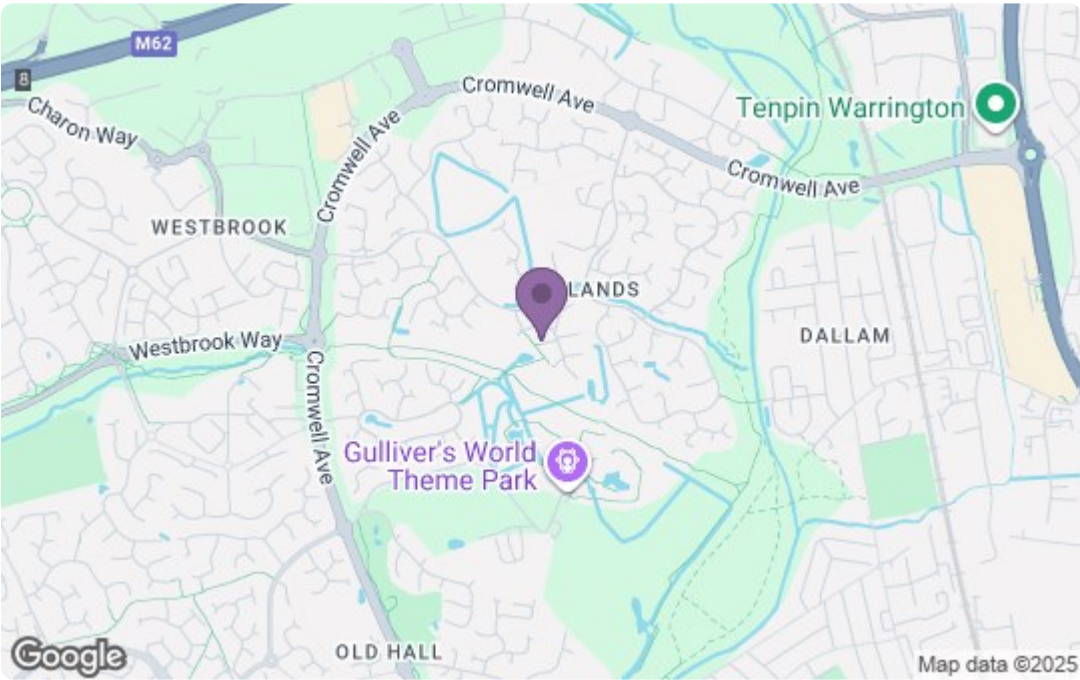
Approx Gross Internal Area
77 sq m / 833 sq ft



First Floor
Approx 32 sq m / 348 sq ft

Ground Floor
Approx 45 sq m / 484 sq ft

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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.