



- Semi Detached Property
- Three Bedrooms
- Two Bathrooms
- Lounge & Dining Kitchen
- Downstairs WC
- Parking
- Garden
- Sold As A 50% Share

35 Farm Croft Drive
Warrington, WA3 3YJ

£125,000

An immaculately presented three bedroom, two bathroom semi detached property, located on this popular modern development. Being sold as a 50% share, the accommodation comprises of an entrance hall, downstairs WC, lounge and a dining kitchen. To the first floor there are three good sized bedrooms, family bathroom and an en-suite shower room. Externally there is a driveway providing off road parking for two vehicles and has an EV charger point. Gate provides access to an enclosed rear garden. Rent, management fee and insurance £342.78 PCM. Service charge £136.99 per annum. Lease 119 years.

Ground Floor

Entrance Hall 7' 3" x 7' 0" (2.21m x 2.13m)

Storage cupboard, radiator, stairs to first floor.

Downstairs WC 5' 3" x 3' 5" (1.60m x 1.04m)

Low level WC, wash basin, radiator.

Lounge 15' 2" x 10' 6" (4.62m x 3.20m)

Feature fireplace, radiator, spot lighting, window to front, French doors to garden.

Dining Kitchen 15' 4" x 9' 9" (4.67m x 2.97m)

Range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, double oven, built in fridge freezer, dishwasher and washing machine, spot lighting, central island, windows to front and side.



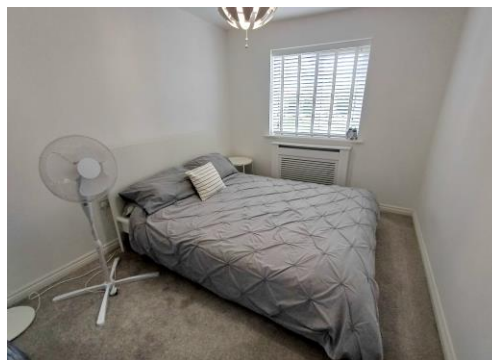
First Floor

Landing

Storage cupboard, access to loft area.

Bedroom One 10' 8" x 9' 4" (3.25m x 2.84m)

Radiator, spotlighting, window to side.



En-Suite Shower Room 8' 0" x 5' 6" (2.44m x 1.68m)

Low level WC, wash basin, shower cubicle, radiator, window to front.

Bedroom Two 10' 2" x 8' 4" (3.10m x 2.54m)

Radiator, window to side.



Bedroom Three 10' 0" x 6' 5" (3.05m x 1.95m)

Radiator, spot lighting, window to front.

Family Bathroom 6' 6" x 5' 6" (1.98m x 1.68m)

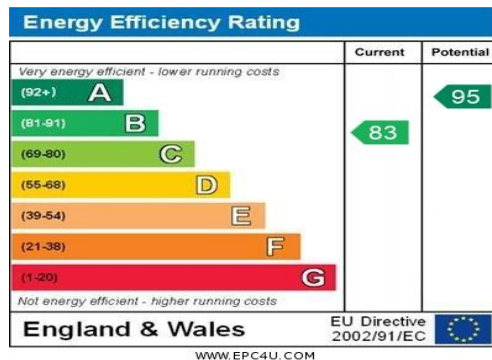
Low level WC, wash basin, panelled bath, radiator, window to front.



External

Externally there is a driveway providing off road parking for two vehicles and with an EV charger point. A gate provides gated access to an enclosed rear garden.





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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