



Crowther|Key

SALES



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£259,995

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Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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A well-proportioned recently renovated home offering a spacious lounge, dining room, fitted kitchen, ground-floor cloakroom and useful understairs store. Three good bedrooms and a bright family bathroom with modern suite. Includes uPVC windows throughout, good storage options and practical layouts across both floors.

Full description

Features:

Recently updated carpets.
Recent certified electrical rewire.
Cavity wall insulation.
Fully boarded loft with electrics and built in ladder access.
Certificates can be provided for gas safety / hardwire electrical test and EPC certificate.

Position:

Sitting tenant in currently but to be sold with vacant possession.

Hall

Composite door, double radiator, stairs to first floor.

Cloaks

Wall cupboard housing Alpha combination boiler, uPVC window.

Dining Room - 12'5" x 10'5"

uPVC window, double radiator.

Lounge - 12'9" x 12'4"

uPVC window, double radiator, feature fireplace.

Kitchen

Alternative fitted units and round-edged worktops, wall cupboards, stainless-steel single sink unit, plumbing for washing machine, uPVC window, double radiator.

Under-stairs cupboard - 8'10" x 7'0"

Landing

uPVC window, linen cupboard.

Bathroom

Bath with partner mixer taps and shower head over, glass shower screen, porcelain wash hand basin, low flush WC, uPVC windows, central-heated towel radiator, extractor fan.

Bedroom - 11'1" x 9'0"

uPVC window, double radiator.

Bedroom - 14'5" x 11'2"

Built-in wardrobe, uPVC window, double radiator.

Bedroom - 11'0" x 8'6"

uPVC window, double radiator.

Outside

The property enjoys a generous rear garden with a mix of lawn, paved patio and a gravel pathway leading down to a useful timber shed. Mature hedging provides good privacy on one side, with fencing and a stone retaining wall defining the boundaries. Plenty of scope here for landscaping, entertaining space or family use. Offroad parking for several cars and a neat front garden.