



Marine Drive

£275,000



LESLEY HOOKS
ESTATE AGENTS





Wow! Take a look at this modern home with gardens to the side and rear... offering well planned and spacious accommodation throughout the property is ready to move into. Having uPVC double glazing and gas central heating the layout comprises hallway, downstairs wc, lounge, superb open plan kitchen family room and a utility. Upstairs there are three well proportioned bedrooms, an ensuite and a family bathroom. Outside the property there is a driveway with off road parking leading to the garage and to the rear is a most delightful enclosed garden mostly laid to lawn with patio seating area and mature shrub borders. Located on a popular new development the property is within easy reach of local amenities including an array of shops and leisure pursuits on the Croft Retail Park. For transport links the A41 is to hand with its easy access to Motorway networks and Mersey Tunnels. The property is freehold and there is a maintenance charge for the development of approx £100 per annum.

Entrance Hallway

9'6" (2.9m) x 6'11" (2.11m)

Door to the front with access through to downstairs wc, lounge and Kitchen.



Lounge

18'3" (5.56m) x 9'9" (2.97m)

Window to the front.

Kitchen/Diner

18'3" (5.56m) x 8'5" (2.57m)

Superb kitchen family room with range of fitted units at both eye and floor level, complimentary work surfaces, sink and drainer, integrated appliances including hob, double oven, cookerhood, fridge freezer and dishwasher, space for dining furniture, window to the front, doors on to the rear garden, door to the utility.

Utility

7'0" (2.13m) x 4'6" (1.37m)

Window to the side, units at eye and floor level.

Bedroom One

13'2" (4.01m) x 10'1" (3.07m)

Window to the front, access through to en-suite.

En-Suite

9'1" (2.77m) x 4'9" (1.45m)

Wash hand basin, wc and shower with glass screen, window to the front.

Bedroom Two

9'2" (2.79m) x 11'5" (3.48m)

Window to the front.

Bedroom Three

9'3" (2.82m) x 6'6" (1.98m)

Window to the rear.

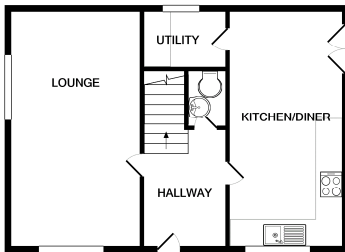
Bathroom

7'8" (2.34m) x 6'5" (1.96m)

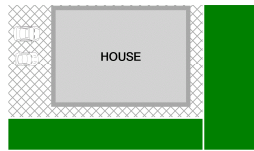
Three piece suite in white comprising low level wc, vanity wash hand basin and bath with shower above, fully tiled walls, window to the front.



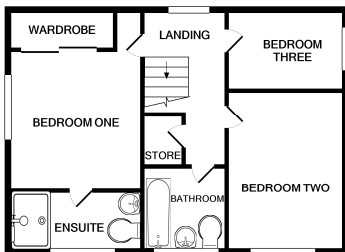




GROUND FLOOR



SITE PLAN



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			93
(81-91) B		81	
(69-80) C			
(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	

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