



Hunters Park Avenue, Clayton, Offers In Excess Of £299,950

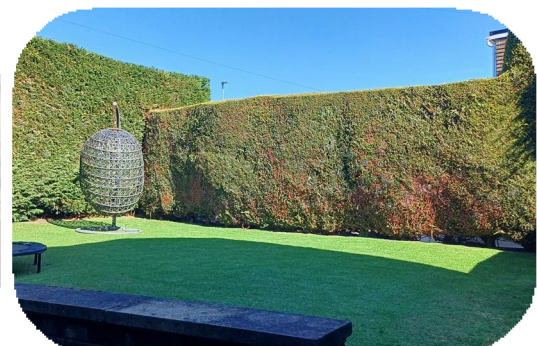
**** DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** EXTENDED **
** SOUGHT AFTER LOCATION ** DECEPTIVELY SPACIOUS ** GARDENS, GARAGE & PARKING ****

Deceptively spacious three bedroom extended detached property. The family sized home is ideally located on the much sought after Hunters Park development which is ideally for young/growing families.

The superbly presented property benefits from a modern fitted kitchen and house bathroom. Having shops, amenities, Quora Retail Park and schools nearby.

The accommodation briefly comprises entrance vestibule, cloaks/wc, family living/kitchen, lounge/diner and office. There are three first floor bedrooms and a house bathroom.

To the outside the property sits on a corner plot and has low maintenance lawned and artificial lawned gardens with surrounding flower bed and hedges. A driveway leads to a detached garage.



Entrance

WC

Modern two piece suite comprising low flush wc, vanity sink unit, extractor fan and radiator.

Living Kitchen

18'8" x 12'8" (5.69m" x 3.86m")

Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit with drainer, integrated microwave, oven & hob with extractor, washing machine, tiled floor and feature radiator.

Dining Area

Feature radiator and french door leading to rear.

Lounge

26'0" x 12'2" (7.92m" x 3.71m")

Living flame gas fire, two radiators and patio door.

Office

8'1" x 6'6" (2.46m" x 1.98m")

Radiator.

First Floor Landing

Bedroom One

9'3" x 13'2" (2.82m" x 4.01m")

Built in wardrobes and radiator.

Bedroom Two

8'9" x 9'9" (2.67m" x 2.97m")

Sliding wardrobes and radiator.

Bedroom Three

8'9" x 6'0" (2.67m" x 1.83m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, vanity sink unit and radiator.

Exterior

To the outside there is a driveway leading to a detached garage together with an artificial lawn garden with boards and shrubs to rear.

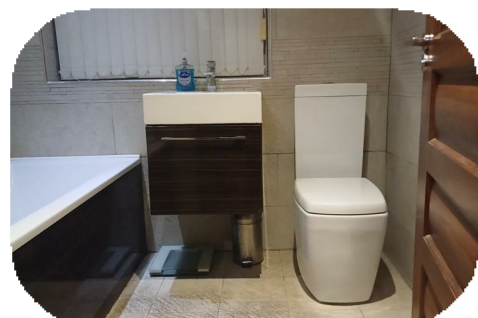
Potential to extend (subject to relevant planning).

Council Tax Band

D

Tenure

FREEHOLD



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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