



Breakey & Co



Lichfield Street, Pemberton

Offers in Excess of £165,000

- Four bedrooms
- Terraced
- Popular location
- Well presented throughout
- En suite to master bedroom
- Driveway
- Walking distance to schools & amenities
- Viewings essential
- EPC-



DESCRIPTION

Located in the popular area of Pemberton is this well presented four bedroom terraced property. This lovely home presents a fantastic opportunity for first time buyer and families alike therefore early viewings are highly recommended to avoid disappointment. The property itself is ideally situated within walking distance to excellent local amenities, schools, transport links and is only a short drive to the M6/M58 motorway. Arranged across three floors, accommodation highlights include; welcoming entrance hallway, w.c, the fitted cream kitchen with integrated appliances and the spacious lounge/ diner overlooking the rear garden. To the first floor the landing area gives access to two double bedrooms and the principal family bathroom. To the second floor you will find bedroom two and the master bedroom which boasts its own stylish en suite. Externally this lovely home offers a garden to the rear. To the front elevation is a driveway. Call us today to arrange a viewing on this attractive family home.





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ACCOMMODATION

Lounge/Diner 17' 8" x 12' 2" (5.38m x 3.71m)

Kitchen 7' 7" x 12' 1" (2.32m x 3.69m) *Max Point*

Bedroom 1 12' 2" x 12' 6" (3.71m x 3.80m) *Max Point*

Bedroom 2 12' 2" x 12' 1" (3.71m x 3.69m)

Bedroom 3 12' 2" x 11' 11" (3.71m x 3.63m)

Bedroom 4 12' 2" x 8' 6" (3.71m x 2.58m)

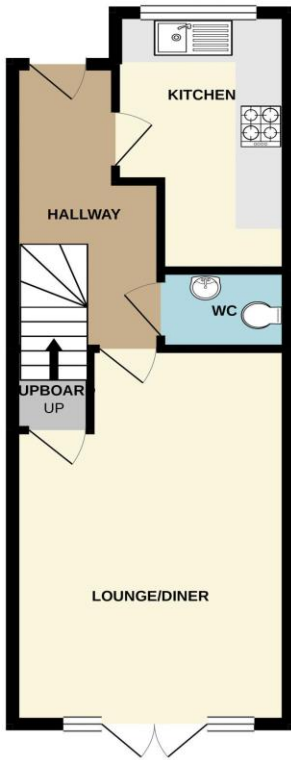
Bathroom 5' 10" x 10' 4" (1.78m x 3.15m)



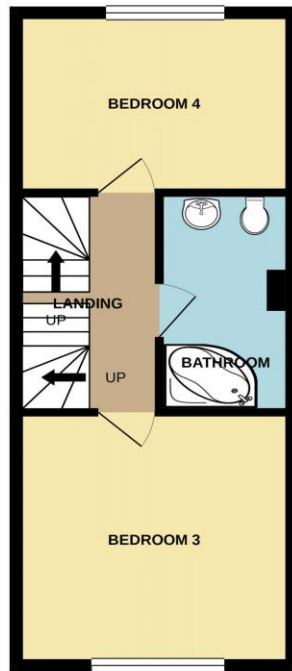
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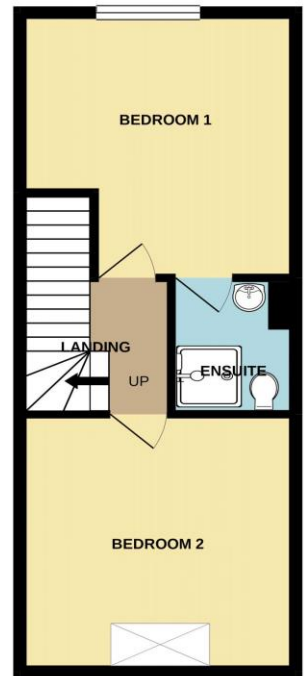
GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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