

FREEHOLD



House - Detached

66 BARDLEY CRESCENT, TARBOCK GREEN, L35 1RJ

£525,000

FEATURES

- Four bedroom detached residence
- High End modern fitted kitchen with integrated appliances
- Utility room, ground floor cloaks W.C
- Off road parking for multiple cars
- Air conditioned summer house with kitchen and bathroom
- Luxury bathrooms with modern sanitary wear
- Video Tour Available / Study / Home office
- Modern feature electric log effect fireplace
- Spacious open plan living area with air conditioning
- Landscaped rear garden with water feature and patio area



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4 Bedroom House - Detached located in Tarbock Green

Entrance hallway

Tiled floor, alarm, radiator, doors leading to and stairs rising to first floor:

Study

8'9" x 8'7"

Double glaze window to front aspect with radiator, under tiled floor built-in storage cupboards.

WC

Obscure glaze window to side aspect, low flush WC hand wash basin, radiator, fully tiled walls and floor.

Utility room

8'9" x 8'9"

Double glaze window to side aspect stainless steel sink with mixer taps and drainer unit with built in storage cupboards and cupboard housing valiant boiler, plumbing for washing machine and dryer, space for fridge freezer, radiator, tile floors.

Living room

16'4" x 11'3"

Double glaze window to front aspect, wall mounted radiator, coving to ceiling and built in modern electric fire.

Kitchen

13'10" x 11'3"

Obscure glazed window to side aspect single sink unit with rain unit set in granite continuous work surface to return with a range of gold matching wall and base units to 2 returns built in electric ceramic hob with extractor fan over, two built-in Bosch electric ovens with a range of matching units surrounding.

Family/dining room

27'7" x 27'1" max

Two times double glaze patio doors to rear aspect three times Velux windows to

ceiling, radiator tiled floors, air-conditioning unit built-in modern feature log fireplace.

Landing

Stairs rising to first floor landing radiator, fitted carpet, doors leading to:

Bathroom

7'3" x 7'1"

Double glazed obscure glass window to rear aspect, hand wash basin with mixer tap set in vanity unit, low flush WC, walk in shower with rainfall shower over, heated towel rail, tile floor walls.

Bedroom

10'7" x 9'8"

Double glaze pitch window to rear radiator under, luxury vinyl flooring.

Bedroom

14'0" x 9'4"

Double glaze picture window to front and rear aspect radiator, luxury vinyl flooring.

Bedroom

11'5" x 7'4"

Double glaze pitch window to front aspect with radiator under, luxury vinyl flooring, built-in storage cupboard.

Master bedroom

16'6" x 9'9"

Double glaze doors with Juliet balcony to front aspect, radiator, luxury vinyl flooring, storage cupboard door:

En-suite

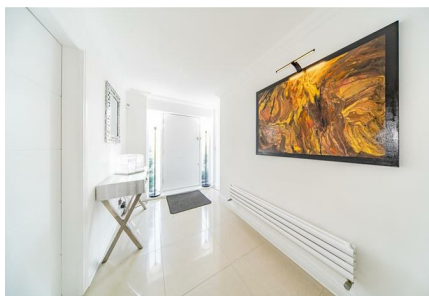
double glaze obscure glass picture window to side aspect, low flush WC, hand wash basin set in vanity unit, freestanding bath, fully tiled walls and floor heated towel rail.

Walk In wardrobe

Range of built in wardrobes and shelves ,access to loft space luxury vinyl flooring.

Summer house

Double glaze sliding patio doors to rear aspect,Hand wash basin with separate boiler,Air conditioning and heater lvt floors





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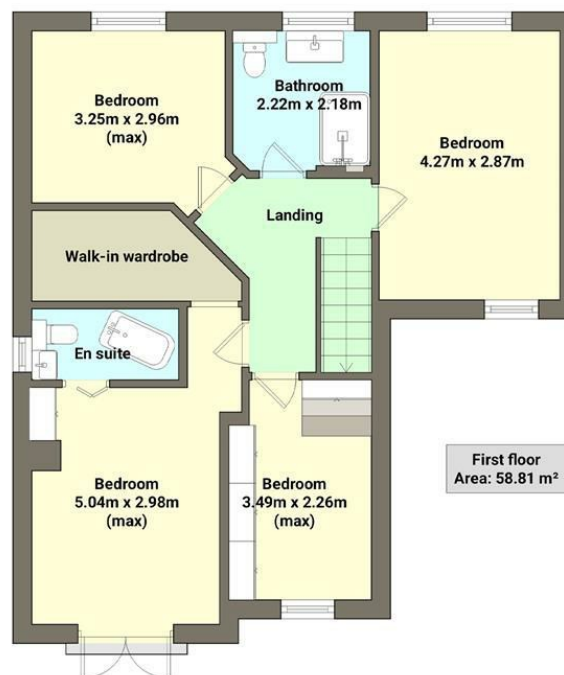
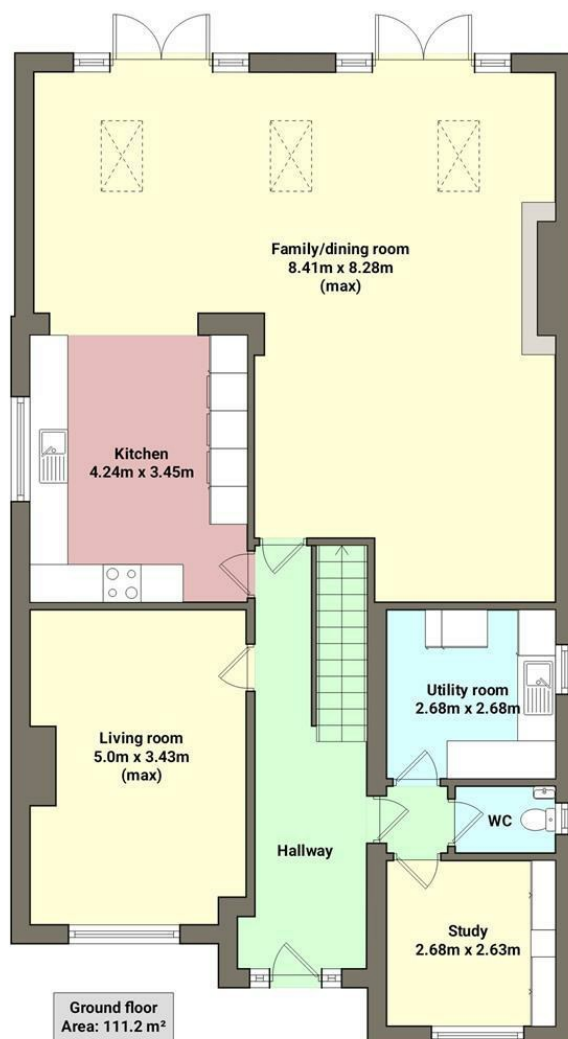
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Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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