



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
Less energy efficient - higher running costs	G		
England, Scotland & Wales			



MONEY LAUNDERING REGULATIONS 2007

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

House has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. House has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Bayliss Grove, Halfway, ME12 3UJ



House are pleased to offer to the market this stylish and beautifully presented 3 bedroom detached home situated on the highly sought-after Sandpipers Development in Halfway.

Step inside and be greeted by a warm and inviting hallway, which leads you to the the heart of the home. The spacious lounge with modern panelling beckons you to unwind and relax and has patio doors opening to reveal a low maintenance garden.

Natural light floods the modern kitchen/diner with a convenient doorway leading to the utility room and downstairs WC.

Head upstairs and discover a central landing that guides you to a generously sized main bedroom, complete with its own en-suite shower room and built in wardrobes. Two additional bedrooms and a family bathroom provide ample space for the whole family to enjoy.

Outside, the garden has been landscaped to be low maintenance with a modern paved patio area and turfed lawn. A gate leads to the car barn with electric charging point and off road parking for 2 cars.

Make sure you book in your accompanied viewing, you do not want to miss out on what this home has to offer!

- ✓ Immaculately Presented 3 Bedroom Family Home
- ✓ Spacious Lounge
- ✓ Modern Kitchen/Diner & Utility Room
- ✓ Family Bathroom, En-Suite & WC
- ✓ 3 Good Sized Bedrooms
- ✓ Car Port with electric charging point & Off Road Parking
- ✓ EPC - B



house

To arrange a viewing...

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Email: hello@houseagent.co

Offers over £325,000

Freehold