



## Green Court, Scholes,

**£289,950**

\* END TOWN HOUSE \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* SOUGHT AFTER LOCATION \*  
\* EXTENDED \* WELL PRESENTED THROUGHOUT \* GARDENS, PARKING & GARAGE \*

Situated in this small and sought after cul-de sac location on the outskirts of Scholes Village is this extended four bedroom end town house.

The property would make an excellent purchase for a young/growing family.

Superbly presented throughout to include a modern fitted kitchen, house bathroom and en suite shower room. The accommodation briefly comprises of a vestibule, lounge, conservatory, dining kitchen and sitting room. There are four first floor bedrooms (en suite shower room) and a house bathroom. UPVC double glazing & gas central heating throughout.

To the outside there is a stunning garden to the rear with a block paved driveway leading to a single garage.





### Entrance

Radiator.

### Lounge

24'1" x 11'3" (7.34m" x 3.43m")

Electric fire with feature fireplace surround, radiator and french doors.

### Conservatory

10'2" x 13'8" (3.10m" x 4.17m")

Two radiators and french door leading to rear.

### Dining Kitchen

14'9" x 11'7" (4.50m" x 3.53m")

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, double oven, hob with extractor, integrated freezer, plumbing for auto washer, dryer vent, radiator, upvc door leading to rear.

### Sitting Room

11'9" x 9'0" (3.58m" x 2.74m")

Radiator.

### First Floor Landing

Access to loft via pull down ladder.

### Bedroom One

18'3" x 11'9" (5.56m" x 3.58m")

Fitted wardrobes and radiator.

### En Suite

Three piece suite comprising walk in shower, low flush wc, vanity sink unit and towel radiator.

### Bedroom Two

8'9" x 9'8" (2.67m" x 2.95m")

Sliding wardrobes and radiator.

### Bedroom Three

8'9" x 9'7" (2.67m" x 2.92m")

Sliding wardrobes and radiator.

### Bedroom Four

6'6" x 5'5" (1.98m" x 1.65m")

Radiator.

### Bathroom

Three piece suite comprising panel bath, low flush wc, vanity sink unit and towel radiator.

### Exterior

To the outside there is a block paved driveway leading a larger than average single garage with lights, electrics and roller shutter door, together with a superb rear garden with large porcelain flagged patio, lawn and decked area.

### Council Tax Band

D

### Tenure

FREEHOLD.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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