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ST FRANCIS ROAD, CHERRY TREE

£225,000



Positioned in the heart of Cherry Tree this modern semi detached home has a fresh modern vibe throughout, combining open plan living with eye catching features.

The property comprises: entrance vestibule, entrance hallway, ground floor WC, front lounge with log burning fire, open plan dining kitchen & utility area. To the first floor there are three bedrooms and a stylish four piece bathroom suite. Two of the bedrooms are doubles with the 3rd more suited as a single/office. The house has a modern finish throughout, suited best for those wanting to move straight in.

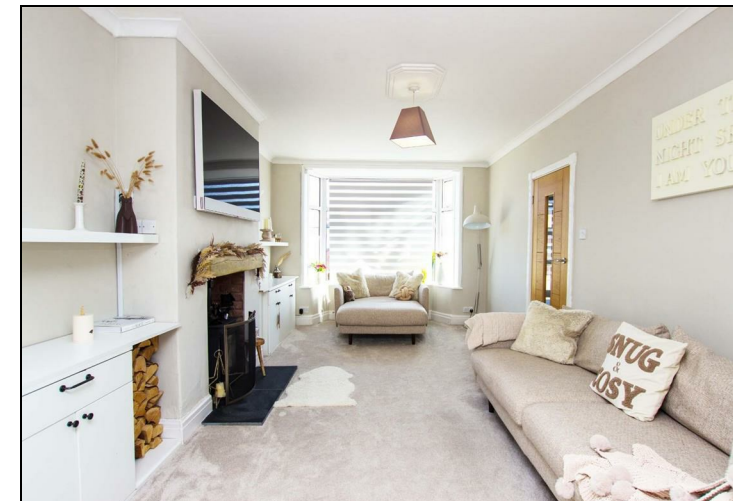
Externally the house comes with some eye catching garden space. Out back there is a lawn garden with a chipping stoned patio area along with a wood built shed. The the front there is a neat garden area alongside a private driveway.

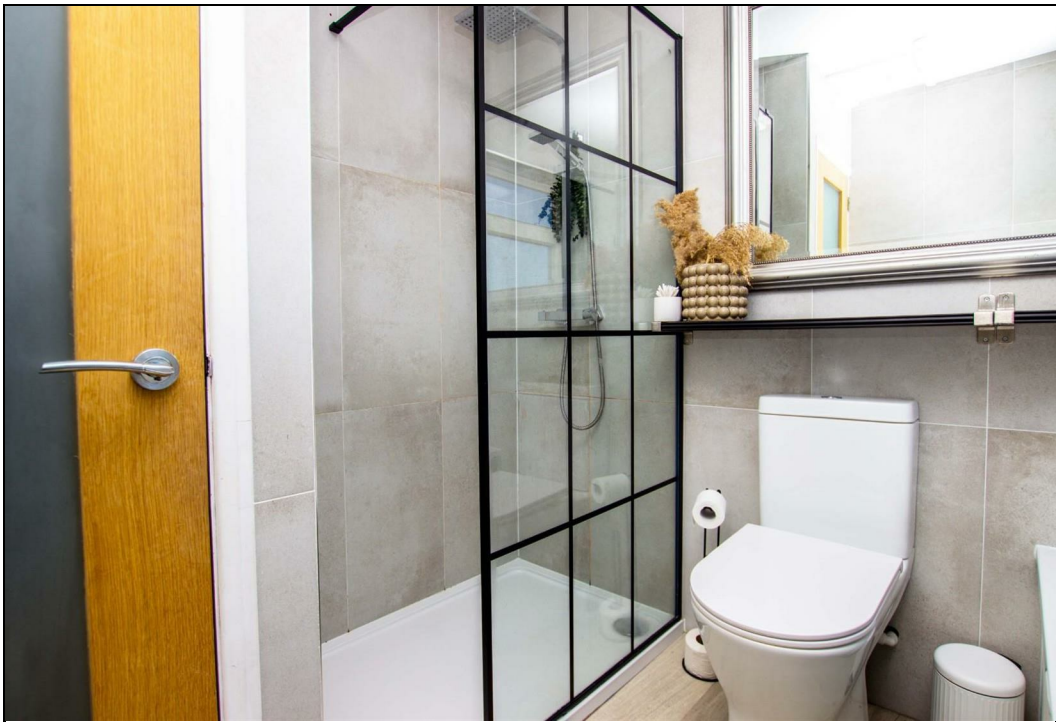
The property is situated in Cherry Tree, with great access to both respected Primary & Secondary schools. Local shops and amenities are conveniently located within short proximity including a mini Sainsbury's along with playing fields for children to play.

OUR THOUGHTS - *'This area is always very popular. If this is in your budget and ticks your boxes we'd advise to get booked in ASAP!'*

KEY FEATURES

- Modern Semi Detached
 - Three Bedrooms
- Open Plan Kitchen/Family Room
 - Lounge With Log Burning Fire
 - Ground Floor WC
 - Four Piece Bathroom
 - Front & Rear Gardens
 - Private Driveway
 - Popular Location

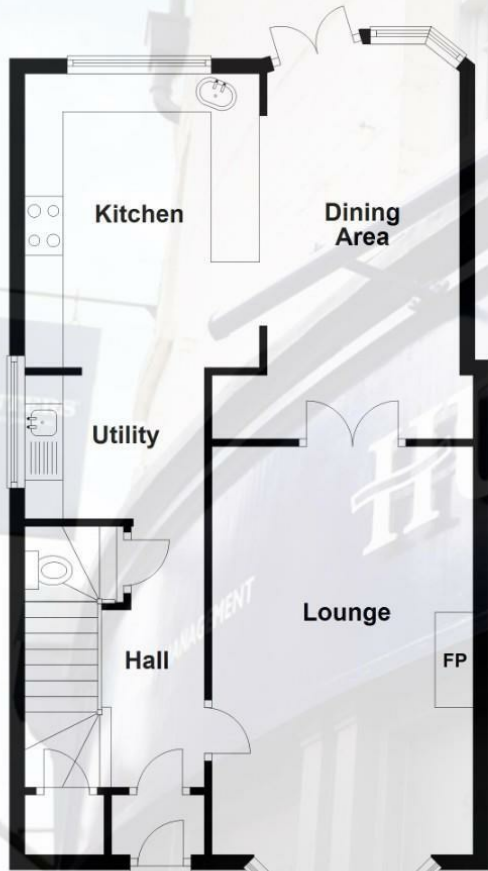






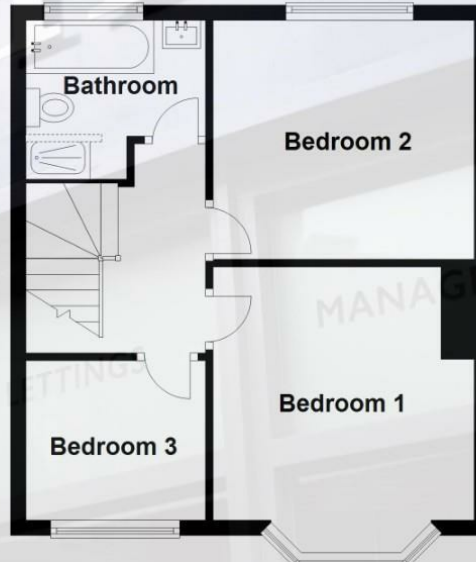
Ground Floor

Approx. 60.6 sq. metres (652.0 sq. feet)



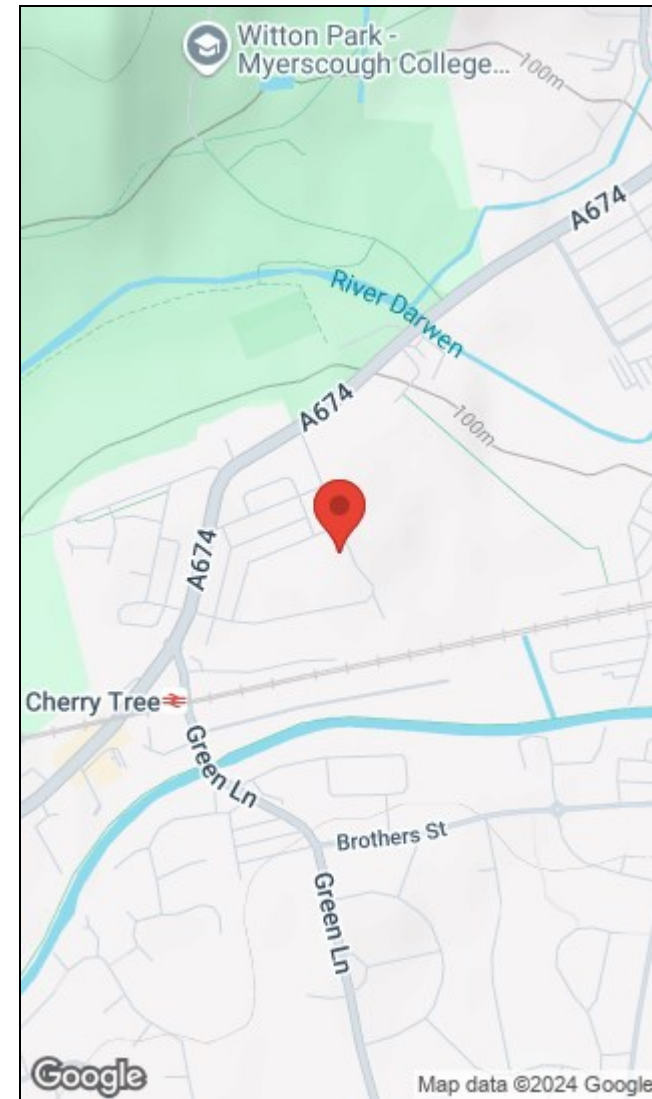
First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 99.4 sq. metres (1070.3 sq. feet)

This floor plan is owned by Hunters Estate Agent and must not be copied or edited.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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 ₂ emissions	
	65		78
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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