



 4
Bedrooms

 2
Bathrooms



Avery Estate Agents are delighted to offer this recently improved 4 bed detached property, situated within a quiet cul-de-sac in Locking Castle East.

The house offers ideal family orientated living accommodation and briefly comprises; entrance, lounge / diner, kitchen with utility and W/C to the rear, as well as a multipurpose garden room. The first floor consists of 3 double bedrooms, 1 with an en-suite, a single bedroom and a family bathroom. Additionally, boasting ample off-street parking on a paved driveway, a single garage and sunny enclosed rear gardens.

The property has been meticulously maintained by the current vendors and has been recently redecorated. Over the years there has been no expense spared and we understand from the seller the property has recently benefitted from:

- Completely new windows and doors: March 2023.
- Garden room refurbished with new windows and doors as well as fully insulated roof: August 2023.
- New boiler installed: May 2019.
- Owned solar panels installed: April 2013 (9 years left on government granted FIT payment).
- Many other key features.



Situated in a quiet cul-de-sac in Locking Castle this detached property benefits from nearby transport links including Worle Train station within walking distance and bus stops with routes across W-S-M and beyond in close proximity. Locking Castle has nearby shops and playing fields including the campus, as well as being within catchment areas for a host of highly regarded primary and secondary schools.

This detached property definitely warrants an internal viewing!

- **Well Presented Detached Property**

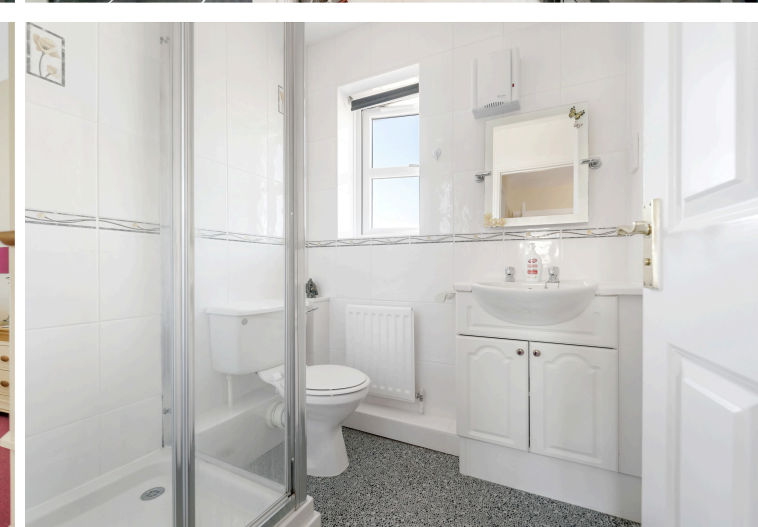
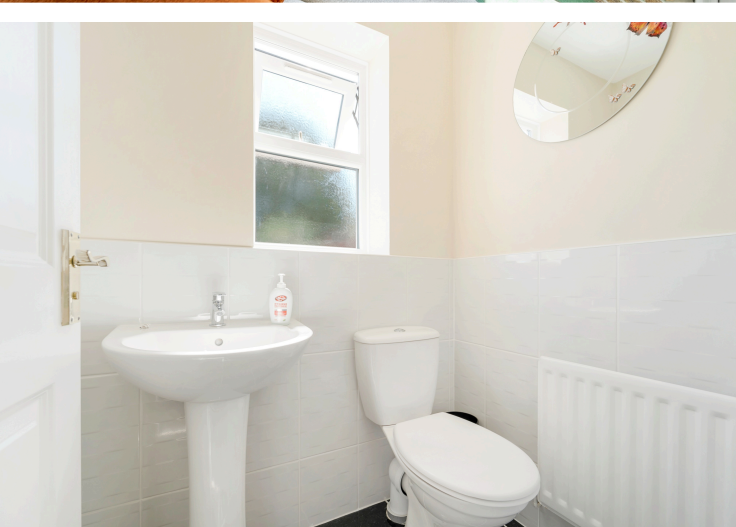
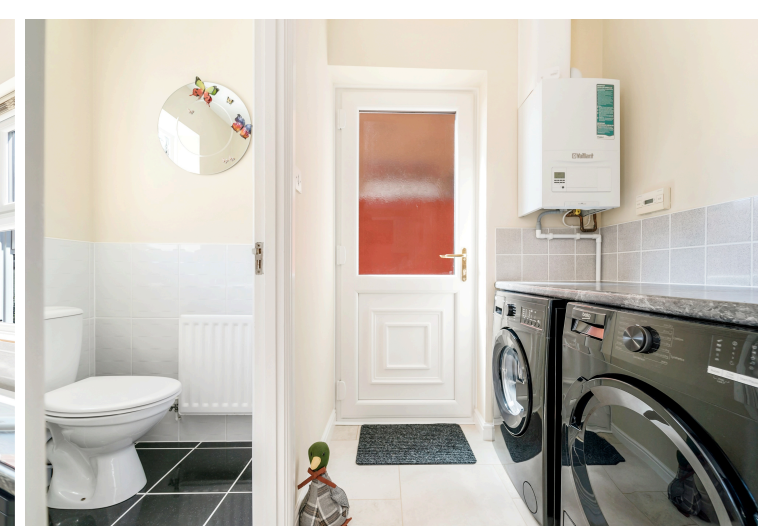
- **N Som Council Tax Band E**

- **EPC Rating C**

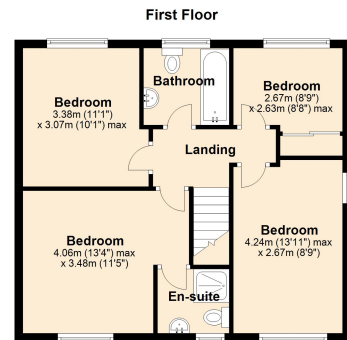
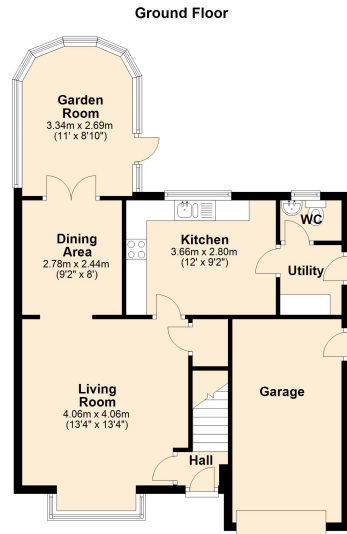
- **Ample Parking**


- **Quiet Cul-De-Sac**

- **Energy Efficient Property**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Sefton Square, BS24

