

## Property Particulars

### Grasmere Avenue, Farington.



- Beautiful Newly Built Semi Detached House
- Contemporary Fittings & Finish Throughout
- Bright Spacious Lounge
- French Doors Overlooking & Accessing Rear Garden, Being Private & Sunny
- Stunning Courtyard Setting
- Three Good Bedrooms
- Great Size Well Equipped Dining Kitchen
- En Suite, Family Bathroom & Downstairs Cloaks WC

**£210,000**

A gorgeous extremely well presented newly built semi detached home in the most sought after area of Farington Moss, quietly situated off the main access road in a purpose built courtyard setting with similar high standard built properties. This beautiful home offers spacious and contemporary accommodation alongside quality fittings and decor. There are three good size bedrooms, en suite to the master, family bathroom and downstairs cloaks WC, all with quality Duravit sanitary ware. There is a fabulous dining kitchen with a well equipped kitchen with a great selection of integrated appliances, and plenty of room to dine, with French doors overlooking and accessing the lovely sunny rear garden. The front lounge is bright and spacious. There is a lawn front garden with sleeper style raised flower bed borders and lots of driveway parking. The rear garden is a generous size and a great sun trap. Easy access to the main road and motorway connections as well as local amenities, services and bus routes. Viewing is essential, and strictly by appointment. We are offering this property with No Chain Delay.

**Entrance Hall -**

With door to front and ceiling light

**Cloakroom W.C. -**

A spacious cloakroom with quality Duravit two piece suite comprising low suite W.C and wash hand basin, extractor fan.

**Lounge - 15' 0" x 11' 8" (4.57m x 3.55m)**

A lovely spacious and bright room with uPVC double glazed window to the front, radiator and ceiling light.



**Kitchen/Diner - 15' 1" x 11' 4" (4.59m x 3.45m)**

With a contemporary range of wall, drawer and base units with contrasting working surfaces, integrated gas hob, electric oven and extractor hood above, integrated fridge freezer and washer as well as a dishwasher, uPVC double glazed window to rear and uPVC double glazed French doors to rear, stairs to first floor.



**First Floor Landing -**

With ceiling light, store cupboard, loft access being boarded, retracting ladder and light, doors off.

**Bedroom One - 10' 0" x 10' 0" (3.05m x 3.05m)**

With uPVC double glazed window to the front, radiator and easily accommodate a super king size bed, door to ensuite.



### **En-suite -**

With a three piece suite comprising quality Duravit wash hand basin and low suite W.C. glazed shower compartment with shower, heated towel rail and uPVC double glazed window.



### **Bedroom Two - 9' 1" x 8' 8" (2.77m x 2.64m)**

Another great double with uPVC double glazed window to the rear, radiator and ceiling light.

### **Bedroom Three - 7' 8" x 6' 1" (2.34m x 1.85m)**

With uPVC double glazed window, radiator and ceiling light.

### **Bathroom -**

With a quality three piece Duravit suite comprising low suite W.C. wash hand basin and panelled bath.



### **Front garden -**

With lovely wooden sleeper raised flowerbeds, central lawn and driveway parking for several vehicles

### **Rear Garden -**

A perfect size sunny rear garden being laid to lawn with patio area and secure side gated access.

### **Disclaimer –**

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

### **Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**