

Property Particulars

St. Davids Road, Farington Moss.



- **Semi Detached House**
- **Corner Plot Gardens**
- **Three Bedrooms *2 Ground Floor 1 First Floor**
- **Generous Ground Floor Cloaks WC**
- **Great Location & Setting**
- **Most Versatile Accommodation**
- **Four Piece Bathrooms Suite**
- **Stunning Entrance Hall**

£219,950

A fabulous semi detached family home in the most popular and desirable location of Farington Moss. This most versatile property offers three bedrooms, one to the first floor and two more to the ground floor, first floor four piece bathroom suite as well as large cloaks W.C. with plenty of space to at a shower if required, at ground floor level. There is a well fitted kitchen and a lovely lounge overlooking the private enclosed garden area. The entrance hall is a fabulous size with a stylish composite front door and a contemporary oak and glass panel staircase to the first floor. There is gas central heating and quality uPVC double glazing. The corner plot offers a manageable but generous plot with gardens to the front, side and rear all laid out with lawn gardens, pebble and paved patio areas and a garden pond. There is a detached double garage reached by double driveway parking. Close to ,local services, amenities, main road and bus routes as well as excellent motorway connectivity.

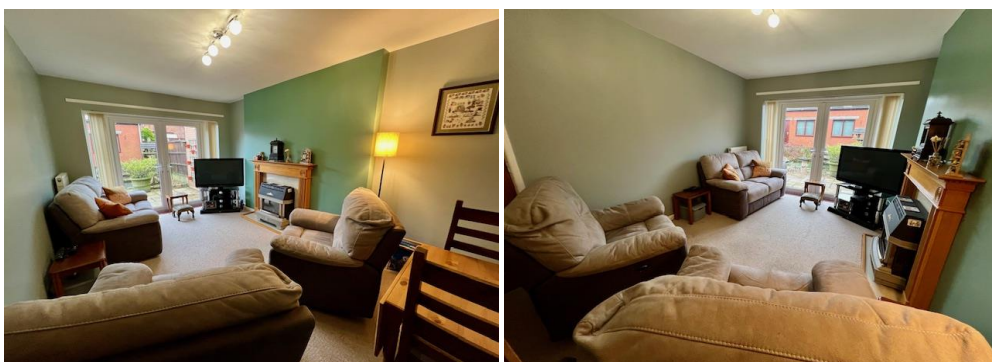
Entrance Hall -

With composite door to front and uPVC double glazed window side window, laminate flooring, two radiators, spot lights, oak and glazed staircase to first floor.



Lounge - 10' 0" x 15' 6" (3.05m x 4.72m)

A beautiful room with uPVC double glazed French doors overlooking the corner of the enclosed side garden, wall mounted gas fire, radiator and ceiling light.



Kitchen - 11' 8" x 7' 4" (3.55m x 2.23m)

With a range of wall, drawer and base units with contrasting working surfaces, gas hob and electric oven, sink and drainer unit, plumbed for washer, integrated fridge freezer, tiled flooring, uPVC double glazed window and door, spotlights.



Bedroom Three Ground Floor - 7' 4" x 5' 6" (2.23m x 1.68m)

With uPVC double glazed window to the front, ceiling light and radiator.

Bedroom Two Ground Floor - 10' 0" x 9' 5" (3.05m x 2.87m)

With uPVC double glazed window to the front, ceiling light and radiator.



Downstairs Cloaks W.C. -

Although could easily be adapted to a shower room, currently being a two piece suite comprising pedestal wash hand basin and low suite W.C. radiator, laminate flooring, vaulted ceiling, opaque uPVC double glazed window and handy cloaks store.

First Floor Landing -

Ceiling light and doors off.

Bedroom One - 15' 5" x 10' 3" (4.70m x 3.12m)

With uPVC double glazed window and Velux roof window, built in cupboard housing cylinder, radiator and ceiling light.



Bathroom - 9' 7" x 7' 3" (2.92m x 2.21m)

With a four piece suite comprising double size shower compartment with water resistant paneling and electric shower, low suite W.C. panelled bath with mixer tap shower attachment, pedestal wash hand basin, tiled flooring, part tile elevations, opaque uPVC double glazed window, spot lights and loft access point.



Corner Plot -

****Summer garden shots****With gravel frontage and raised flower beds, side pathway approach, Further enclosed side and rear gardens beautifully kept with lawns, patios and a stunning pond. Personal door access to the double garage, and double driveway parking to the side accessing the detached double garage.

Outside -

To the front is a low maintenance garden area, side path approaching the front door.

Side Garden -

Laid to lawn with cobbled set edging stone leading to the rear.

Rear Garden -

There is a circular paved patio and a lovely garden pond, personal access door to the garage.



Detached Double Garage. -

A great size with single roller electric garage door, power and light

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

