



**Main Street,**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Main Street,**

Located in sought-after Aughton Village, this lovely 3-bed detached home offers a bar, lounge with Belfast sink, cosy lounge, sitting room, open-plan kitchen/dining/living area, WC, master with en-suite, family bathroom, and a low-maintenance garden with artificial grass and decked seating.



### **Lounge**

13' 1" x 13' 2" ( 3.99m x 4.01m )

Having two front facing double glazed windows and radiator. A feature of the room is the electric fire.

### **Dining Kitchen**

20' 2" x 8' 7" ( 6.15m x 2.62m )

Having a range of wall and base units, Belfast sink and wooden work surfaces. Cooker position and, radiator and double glazed window.

### **Sitting Room**

13' 3" x 13' 1" ( 4.04m x 3.99m )

Front facing double glazed window and Patio doors leading to the garden, radiator.

### **Landing**

#### **Bedroom One**

13' 5" x 10' ( 4.09m x 3.05m )

Front facing double glazed window and radiator.

#### **En-Suite Shower Room**

A suite comprising shower cubical, wc and wash hand basin. Front facing double glazed window.

#### **Bedroom Two**

12' 2" x 10' 3" ( 3.71m x 3.12m )

Front facing double glazed window and radiator.

#### **Bedroom Three**

9' 3" x 7' 7" ( 2.82m x 2.31m )

Side facing double glazed window and radiator.

### **Bathroom**

A suite comprising bath with shower above, wc and wash hand basin. Rear facing double glazed window, heated towel rail. Tiling to the walls and floor to compliment the suite.

### **Gardens**

There is an enclosed low maintenance garden with artificial grass and decked seating area.

### **Wc**

Having a wc and wash hand basin.

### **Utility Area**

Having plumbing for a washing machine and dishwasher.

### **Side Entrance**

having a side entrance door, space and plumbing for washing machine and dryer.

### **Wc**

Having a wc and wash hand basin.

### **Bar**

19' 3" x 10' 9" ( 5.87m x 3.28m )

Impressive bar entranced via French doors.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Main Street,

- Charming detached property
- Three bedrooms
- Impressive bar
- Low maintenance garden
- Great family home

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

**£370,000**



Please note the marker reflects the  
postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
CPK114345 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**Not for marketing purposes INTERNAL USE ONLY**



**0114 247 1421**



[crystalpeaks@williamhbrown.co.uk](mailto:crystalpeaks@williamhbrown.co.uk)



Unit C1 6 Peak Square, Crystal Peaks,  
SHEFFIELD, South Yorkshire, S20 7PH



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**