



10 Carters Garth, Grainthorpe, LN11 7HY
£194,995

PROPERTY
PERSPECTIVE

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk



We are delighted to offer for sale this mature semi detached house set within an impressive plot and located in a popular village with access to amenities plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property has a modern dining kitchen plus bathroom and WC plus has the addition of a conservatory to the rear. Items of note include open fireplace and surround to lounge plus French doors to rear and solar panels added to the roof. There are ample sockets and media points to the property. The home is ready to move in with flooring, curtains and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room, WC and conservatory. There are 3 double bedrooms plus a family bathroom off the first floor landing.

The property is located on an impressive corner plot with scope for extending or improvement*. There are well presented mature gardens with lawns, and planting plus patio area with a shed plus external tap and power.

Tenure - Freehold
Council Tax - Band A

The property comprises.

GROUND FLOOR

Entrance Hall
With fitted carpets. Access to airing cupboard.

Lounge 17'5"(max) x 13'10"(max) (5.33m(max) x 4.24m(max))
A light through room with open fireplace and surround plus carpets and curtains. Patio doors leading to.

Conservatory 12'11" x 10'0" (3.96m x 3.05m)
With laminate flooring and blinds. French doors leading to the rear garden.

Dining Kitchen 17'2"(max) x 9'10"(max) (5.25m(max) x 3.02m(max))
A light dual aspect room with a comprehensive range of modern wall and base units with complimenting laminate worktops and wall boards. With oven, hob and hood plus floor tiling.

Utility Room 7'1" x 5'10" (2.17m x 1.80m)
Having modern units and laminate worktops. Space for washing machine, drier and fridge freezer.

WC 6'11" x 2'7" (2.13m x 0.79m)
Having modern white sanitary ware, vanity basin, recessed spot lights, chrome ladder radiator, tiling and vinyl flooring.

FIRST FLOOR

Landing
With fitted carpets.

Bedroom 1 13'11"(max) x 9'10"(max) (4.25m(max) x 3.02m(max))
With carpets and blinds. Access to store.

Bedroom 2 10'10" x 9'10" (3.31m x 3.02m)
With carpets and blinds. Access to store.

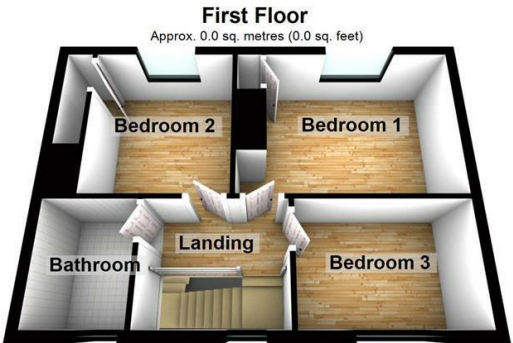
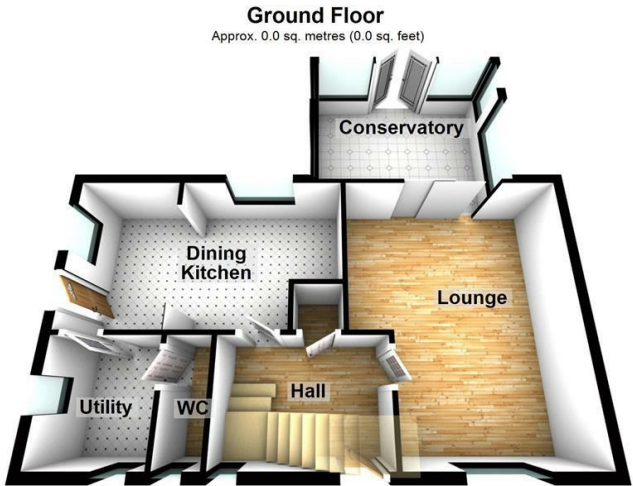
Bedroom 3 10'5" x 7'2" (3.18m x 2.20m)
With carpets and blinds.

Bathroom 7'0" x 5'4" (2.15m x 1.65m)
Having modern style sanitary ware with shower and screen to bath, ladder radiator, recessed spot lights, tiling and vinyl flooring.

EXTERNAL

The property is located on an impressive corner plot with scope for extending or improvement*. There are well presented mature gardens with lawns, and planting plus patio area with a shed plus external tap and power.

* Subject to necessary consents and approvals being granted



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.