



-  Detached Family House
-  Five Bedrooms/'Teenage Suite'
-  3 Reception Rooms and Bar

-  Parking
-  Beautifully Landscaped Gardens
-  Inspection Recommended

Price: £565,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An excellent opportunity to purchase this family house of character which, in the opinion of the Agents, offers well planned, generously proportioned accommodation over three floors, of which an early internal inspection is highly recommended.

The gas centrally heated and double glazed accommodation is arranged over three floors and briefly comprises; Entrance Vestibule, Hall, Living Room, Lounge, Kitchen (with Karndean flooring and Underfloor heating), Conservatory, Utility Room, Cloakroom and a fantastic Bar to the ground floor with three double bedrooms (Principal with En-Suite) and family bathroom to the first. There is an additional staircase from the Landing leading to the 'Teenage Suite' which incorporates the 4th and 5th Bedrooms, Study/Living Room and Shower Room.

Outside, there are established, landscaped gardens to the front and rear, the front incorporating a block paved driveway to provide off road parking for a number of vehicles. The rear garden is a particular feature, generous in size with patio areas, shaped lawn, water feature, pond and well stocked, mature borders.

The property is located in a highly sought after residential area, conveniently placed for access to the many facilities of both Churchtown Shopping Village and the town centre. Hesketh Park is readily accessible and there are a number of primary and secondary schools within the vicinity.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.9m x 3.94m (16'0" x 12'11")

Lounge - 5.51m into bay x 3.55m (18'0" x 11'7")

Kitchen/Breakfast Room - 6.13m x 4.26m (20'1" x 13'11")

Conservatory - 3.19m x 2.81m (10'5" x 9'2")

Inner Hallway

Utility Room - 3m x 1.92m (9'10" x 6'3")

Cloakroom

Bar - 5.49m x 3m (18'0" x 9'10")

First Floor:

Landing

Bedroom 1 - 5.58m into bay x 3.57m (18'3" x 11'8")

En-suite Shower Room - 2.84m x 1.76m (9'3" x 5'9")

Bedroom 2 - 4.79m into bay x 3.94m (15'8" x 12'11")

Bedroom 3/Study - 3.08m into bay x 2.47m (10'1" x 8'1")

Bathroom - 2.84m x 3.15m (9'4" x 10'4")

Second Floor:

Landing

Bedroom 4 - 3.66m x 2.56m (12'0" x 8'4")

Bedroom 5 - 3.94m x 2.12m (12'11" x 6'11")

Study/Living Room - 3.81m x 2.47m (12'6" x 8'1")

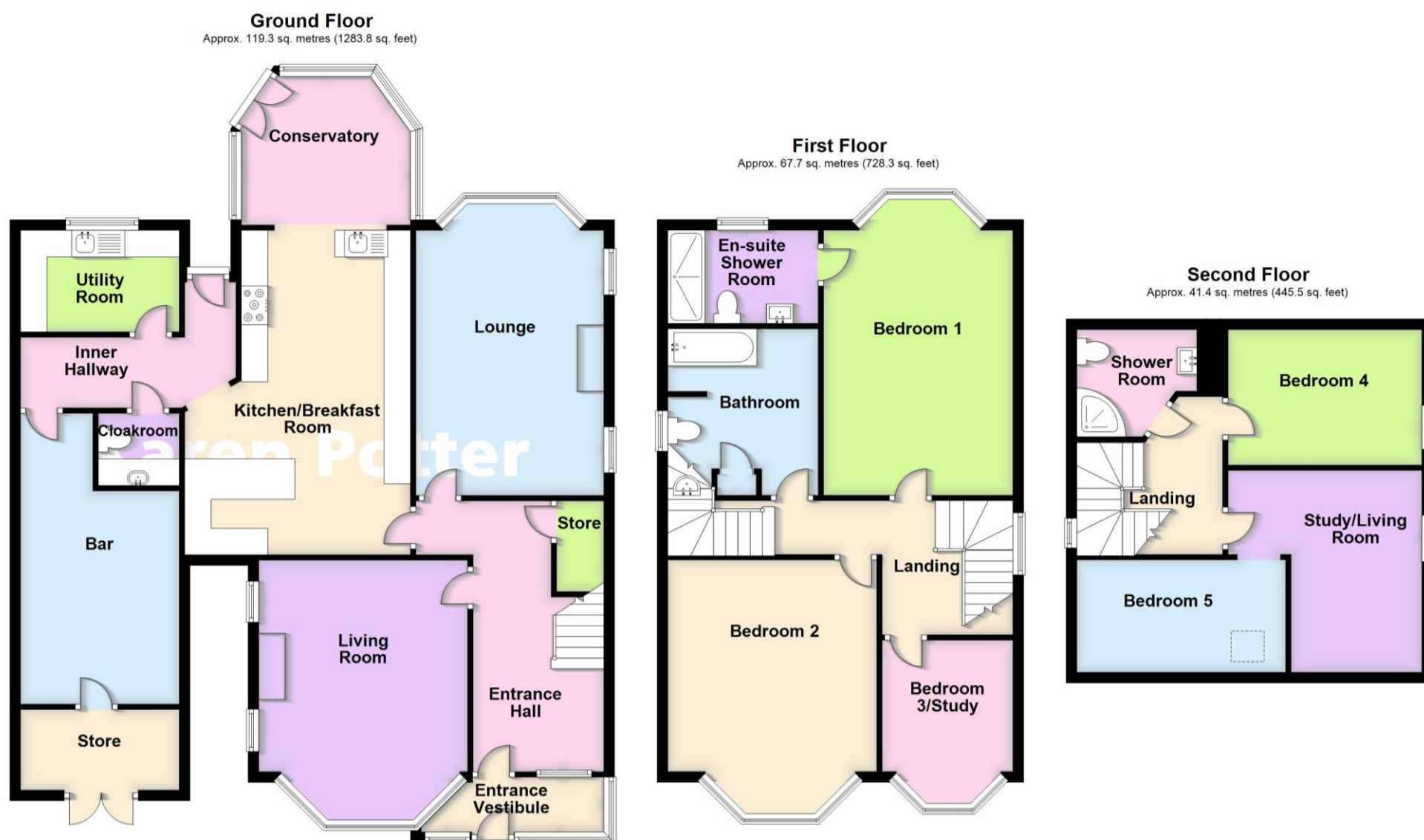
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Council Tax - Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F.

Tenure - Confirmed by the vendor's solicitor to be FREEHOLD.

Please note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 228.3 sq. metres (2457.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	29	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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