



-  Semi Detached House
-  Two Storey Extension To Rear
-  Three Bedrooms

-  Two Reception Rooms
-  Modern Shower Room
-  Manicured Rear Garden

**Price: £170,000** Subject to Contract

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





An early inspection is highly recommended of this well presented, traditional semi-detached house with two storey extension to the rear, occupying a cul de sac position in the village of Crossens.

Offered for sale with no onward chain, the accommodation briefly comprises Entrance Vestibule, Hall, front Living Room, rear Lounge, Kitchen and modern Shower Room to the ground floor with three generous sized Bedrooms to the first floor.

Outside there are gardens to the front and rear, the front incorporating paved driveway for off road parking, the rear garden being a particular feature with paved patio, shaped lawn, well stocked mature borders, shed and greenhouse.

Pool Street is located off Rufford Road where there are local shops and public transport facilities to the town centre.



## Ground Floor:

### Porch

### Hall

**Living Room** - 5.72m overall x 3.28m overall (18'9" x 10'9")

**Lounge** - 4.22m overall x 2.31m plus recess (13'10" x 7'7")

**Kitchen** - 3.1m x 2.31m (10'2" x 7'7")

**Shower Room** - 2.24m x 1.8m (7'4" x 5'11")

## First Floor:

### Landing

**Bedroom 1** - 3.38m plus recess x 3.05m (11'1" x 10'0")

**Bedroom 2** - 5.26m x 2.08m (17'3" x 6'10")

**Bedroom 3** - 4.39m x 2.03m (14'5" x 6'8")

**Outside:** There are gardens to the front and rear, the front incorporating paved driveway for off road parking, the rear garden being a particular feature with paved patio, shaped lawn, well stocked mature borders, shed and greenhouse.

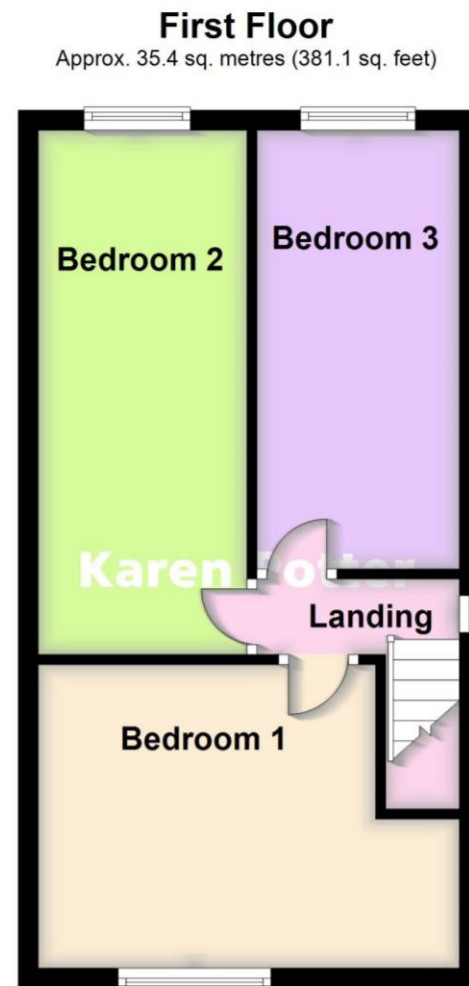
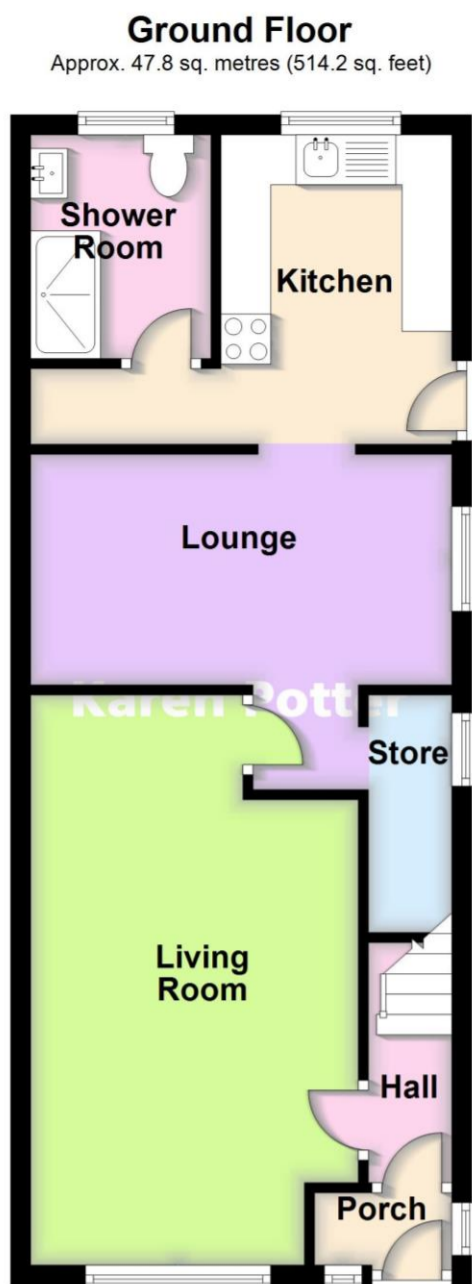
**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

**Tenure:** Freehold

**NB:** 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. 83.2 sq. metres (895.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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