



-  Semi Detached Family Home
-  Three Bedrooms
-  Two Reception Rooms

-  Loft Room
-  Parking And Garage
-  Inspection Recommended

Offers in Excess of £365,000 Subject to Contract

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





An early inspection is recommended of this beautifully presented, well planned, semi detached family house which is located within a much sought after residential area, conveniently placed for access to Churchtown Village and highly regarded local schools.

The gas centrally heated and double glazed property briefly comprises: Hall, Cloakroom/WC, Dining Room, extended Kitchen, and extended Living Room to the ground floor with three Bedrooms, and Family Bathroom to the first floor. There is a secondary staircase that leads to a Loft Room and extra storage facilities.

Outside there are established gardens to the front and rear, the front incorporating parking and a driveway leading to a Garage. The rear garden is a good size, mainly laid to lawn with established borders.

Churchgate is located off Bibby Road and Hesketh Drive where there are local shops and public transport facilities to the town centre. Churchtown Shopping Village and local schools are also readily accessible.



Hall

Dining Room - 3.85m x 4.48m (12'7" x 14'8") into bay

Living Room - 6.8m x 3.46m (22'3" x 11'4")

Kitchen - 6.47m x 2.56m (21'2" x 8'4")

Cloakroom/WC

First Floor:

Bedroom 1 - 4.48m x 3.85m (14'8" x 12'7") into bay

Bedroom 2 - 3.78m x 3.46m (12'4" x 11'4")

Bedroom 3 - 2.49m x 2.36m (8'2" x 7'8")

Bathroom - 2.87m x 2.56m (9'4" x 8'4")

Loft Room - 4.84m x 3.58m (15'10" x 11'8")

Outside

Outside there are established gardens to the front and rear, the front incorporating parking and a driveway leading to a Garage. The rear garden is a good size, mainly laid to lawn with established borders.

Council Tax

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

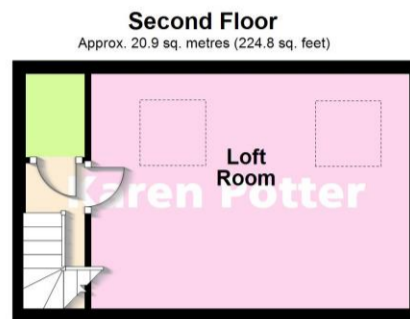
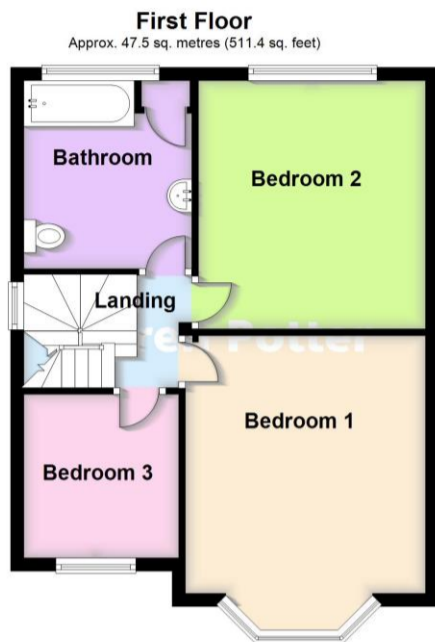
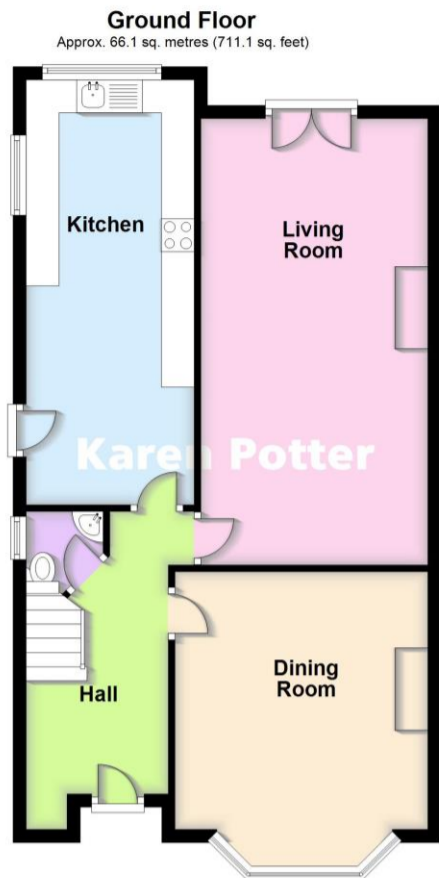
Tenure

Leasehold for a term of 999 years from 1st June 1933 subject to an annual ground rent of £6.89.

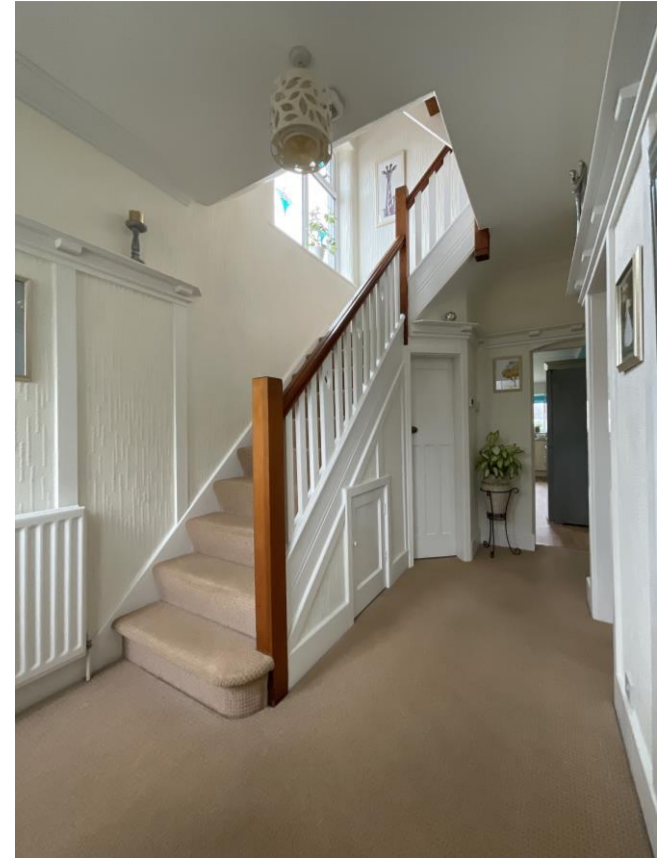
NB

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. 134.5 sq. metres (1447.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(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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