



-  Detached Family House
-  Four Bedrooms
-  En-suite and Family Bathroom

-  Beautiful Garden
-  Fitted Kitchen
-  Inspection Recommended

Price: £370,000 Subject to Contract

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





Well placed for accessing a number of highly regarded local schools and the villages of Churchtown, Crossens and Marshside, this detached family home must be viewed to be fully appreciated.

The double glazed and gas centrally heated accommodation is briefly comprises: Hall, Living Room, Dining Room, Fitted Kitchen, Utility Room and WC to the ground floor with four bedrooms (one with En-Suite Shower Room) and a Family Bathroom on the first floor.

Outside, the property stands in mature lawned gardens with patio area and established borders. There is a driveway providing off road parking for multiple vehicles.



Ground Floor:

Hall

Living Room - 4.39m x 3.76m (14'4" x 12'4") Overall

Dining Room - 3.5m x 2.96m (11'5" x 9'8")

Kitchen - 3.39m x 2.96m (11'1" x 9'8")

Utility Room - 1.97m x 1.77m (6'5" x 5'9")

WC - 1.78m x 0.89m (5'10" x 2'11")

Lounge - 5.13m x 3.12m (16'9" x 10'2")

First Floor:

Bedroom 1 - 4.24m x 3.76m (13'10" x 12'4")

En-suite - 2.39m x 1.96m (7'10" x 6'5")

Bedroom 2 - 4.39m x 3.12m (14'4" x 10'2")

Bedroom 3 - 3.35m x 3.12m (10'11" x 10'2")

Bedroom 4 - 2.21m x 1.92m (7'3" x 6'3")

Bathroom - 2.51m x 1.96m (8'3" x 6'5") Overall

Outside

Outside, the property stands in mature lawned gardens with patio area and established borders. There is a driveway providing off road parking for multiple vehicles.

Council Tax

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

Tenure

The UK Government land and property information website shows the tenure to be Freehold.

Mobile Phone Signal

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

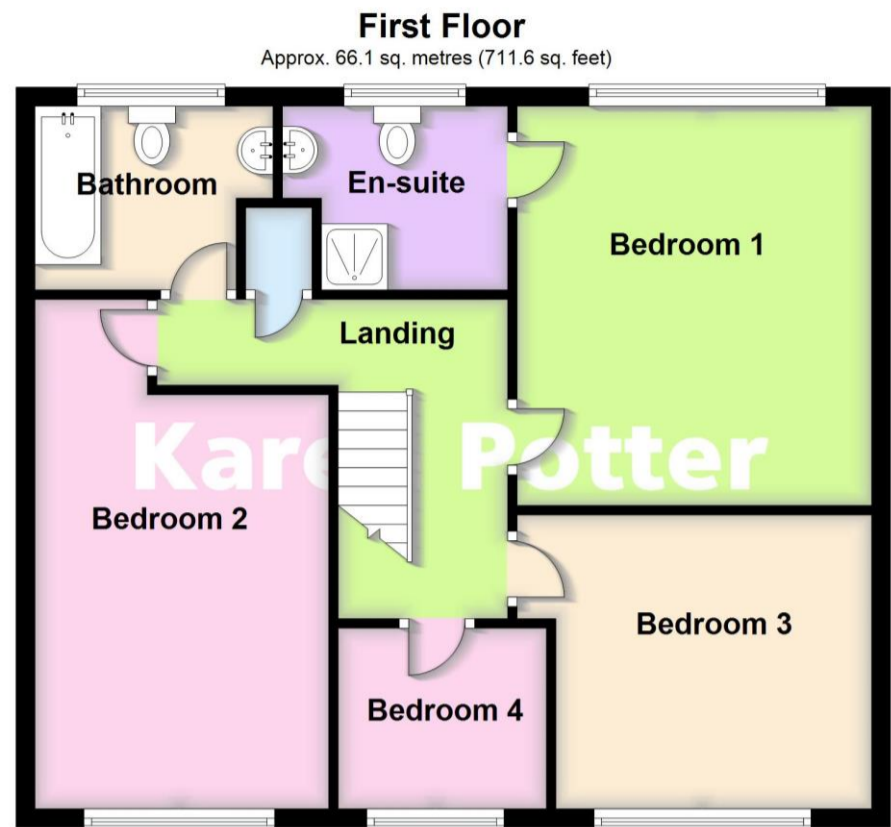
Broadband

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

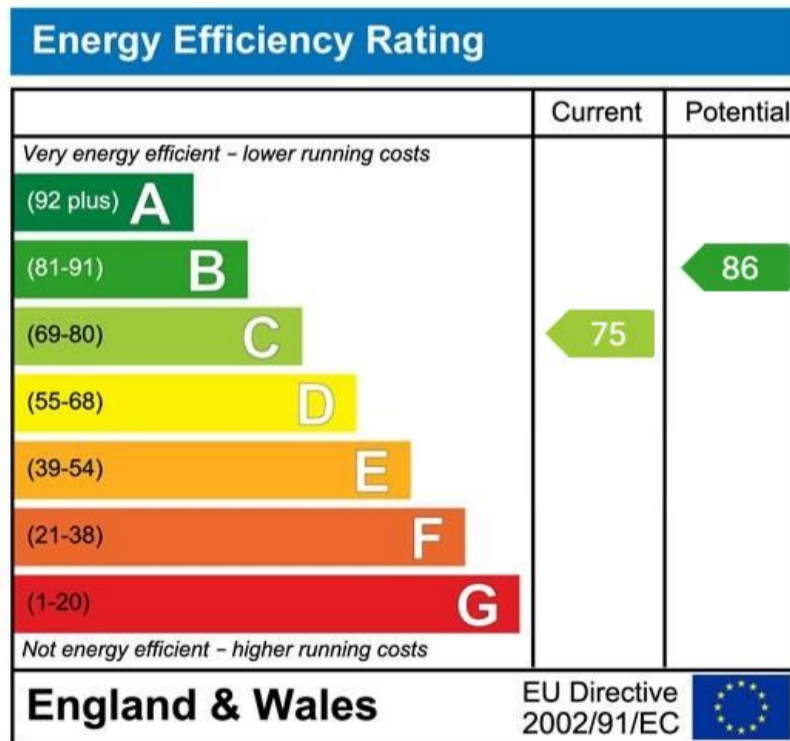
NB

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 (1447.9 sq. feet)



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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