



-  Extended Semi Detached House
-  Three Bedrooms & Loft Room
-  Two Receptions & Conservatory

-  Established Gardens
-  Sought After Position
-  No Chain

**Price: £325,000** Subject to Contract

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







**AN EARLY INTERNAL INSPECTION IS RECOMMENDED** of this well proportioned semi-detached family house, occupying a prime Churchtown position and offered for sale with no onward chain.

The gas centrally heated and double glazed accommodation briefly comprises: Open Vestibule, Entrance Hall, Cloakroom/WC, front Living Room, rear Lounge, Conservatory and fitted Kitchen/Dining Room completing the ground floor. To the first floor there are two double Bedrooms, a single Bedroom and Bathroom. A narrow tread staircase gives access to a useful Loft Room.

Outside, there are established gardens to the front and rear, the front driveway leading to a Carport and brick built Garage (non vehicular). The rear garden is a good size with paved patio areas, shaped lawn and well stocked mature borders.

Beresford Drive is adjacent to 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.





## Ground Floor:

**Entrance Vestibule**

**Hall**

**WC**

**Living Room** - 4.5m x 4.14m (14'9" x 13'7")

**Lounge** - 4.95m x 3.45m (16'3" x 11'4")

**Conservatory** - 5.26m x 2.82m (17'3" x 9'3")

**Kitchen-Dining Room** - 6.45m x 2.69m (21'2" x 8'10")

## First Floor:

**Landing**

**Bedroom 1** - 4.39m x 3.81m (14'5" x 12'6")

**Bedroom 2** - 3.05m plus wardrobes x 2.87m plus wardrobes (10'0" x 9'5")

**Bedroom 3** - 2.51m x 2.44m (8'3" x 8'0")

**Bathroom** - 3m overall x 2.69m (9'10" x 8'10")

**Loft Room** - 6.25m x 3.86m (20'6" x 12'8")

**Outside:** There are established gardens to the front and rear, the front, paved driveway providing off road parking for a number of cars with twin timber gates leading to a Carport and brick built Garage (non vehicular). The rear garden is a good size with paved patio areas, shaped lawn and well stocked mature borders.

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

**Tenure:** Freehold

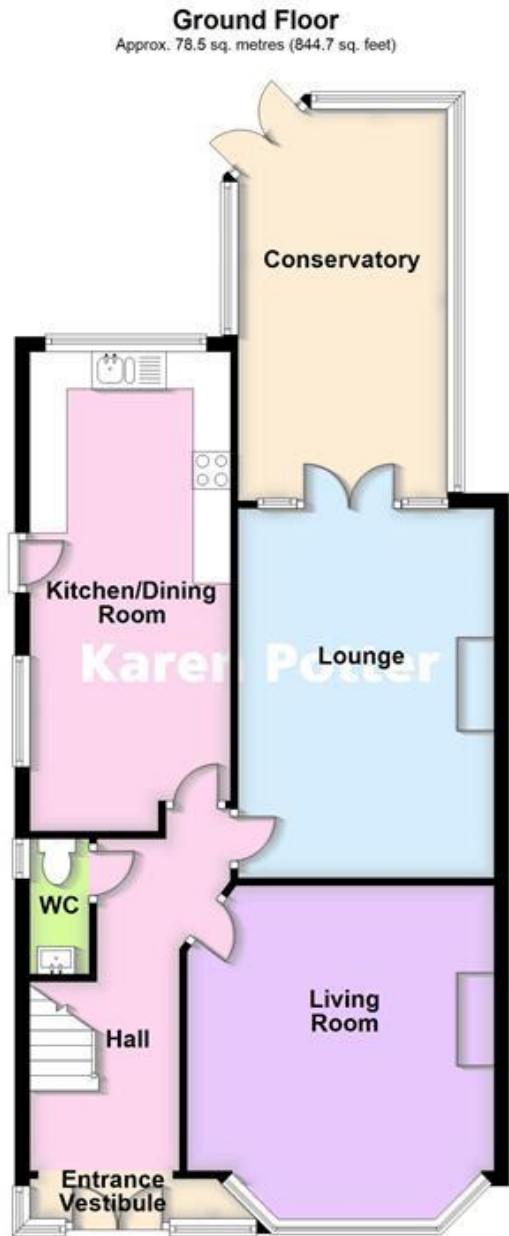
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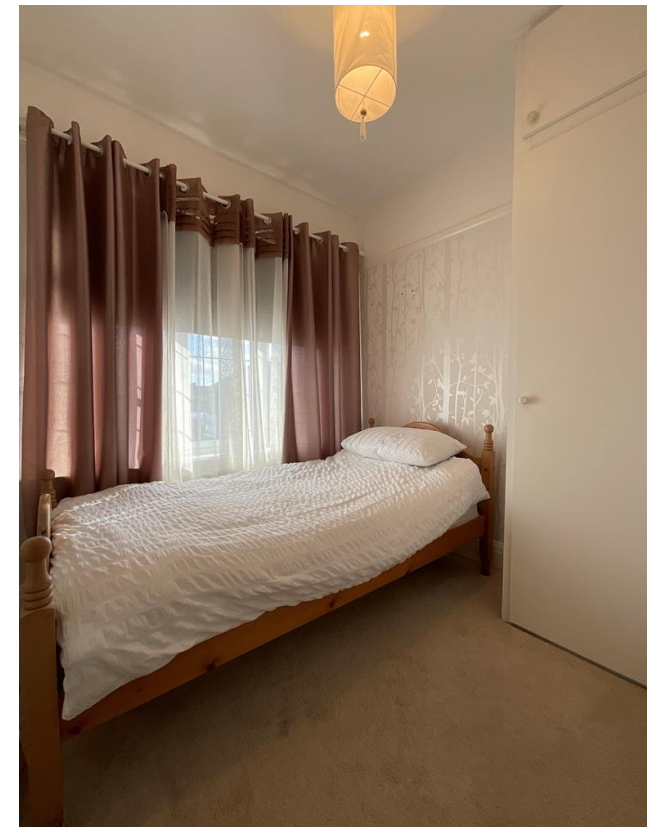
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 152.7 sq. metres (1643.8 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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