



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Large South Facing Rear Garden
-  Open Aspects To Rear
-  Cul De Sac Position – No Chain

**Price: £225,000** Subject to Contract

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







Occupying a quiet cul de sac position and offering views to rear over playing fields, this well planned, semi detached house must be viewed to be fully appreciated.

Installed with gas central heating and upvc double glazed throughout, the well presented accommodation briefly comprises: Hall, Living Room, Lounge and fitted Kitchen to the ground floor with two double Bedrooms, a single Bedroom, Bathroom and Separate WC to the first floor.

Outside, twin gates to front give access to a driveway with shaped lawn and established borders. The south facing rear garden is a very good size and extensively lawned.

Lonsdale Road is a turning off Town Lane, with public transport facilities to the town centre being readily accessible. There are a number of schools and King George V Sixth Form College within the vicinity.





## Ground Floor:

### Hall

**Living Room** - 3.66m x 3.66m (12'0" x 12'0")

**Lounge** - 3.96m x 3.43m plus bay (13'0" x 11'3")

**Kitchen** - 2.84m x 2.41m (9'4" x 7'11")

## First Floor:

### Landing

**Bedroom 1** - 3.66m x 3.66m (12'0" x 12'0")

**Bedroom 2** - 3.43m x 3.25m (11'3" x 10'8")

**Bedroom 3** - 2.82m x 2.26m (9'3" x 7'5")

**Bathroom** - 2.41m x 1.73m (7'11" x 5'8")

### WC

**Outside:** Twin gates to front give access to a driveway with shaped lawn and established borders. The south facing rear garden is a very good size and extensively lawned.

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

**Tenure:** 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.

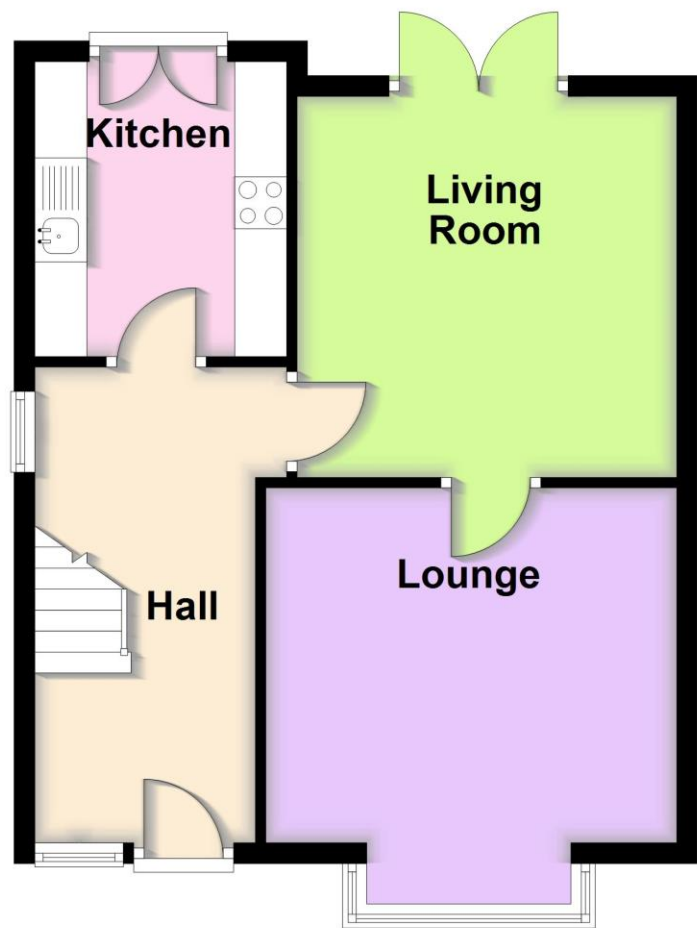
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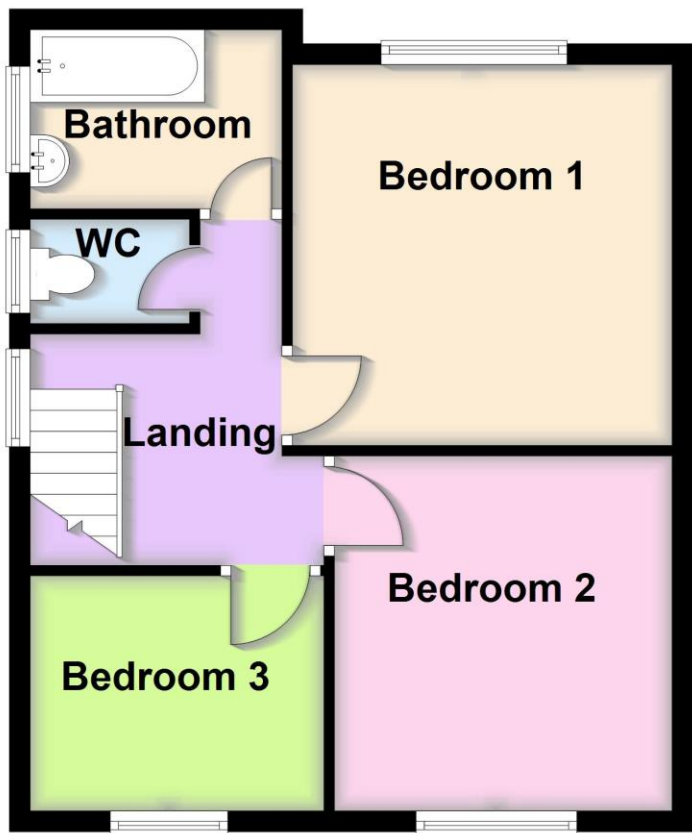
Ground Floor

Approx. 45.8 sq. metres (493.1 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



Total area: approx. 91.0 sq. metres (979.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
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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