



-  Semi-Detached House
-  Large Living Room
-  Three Bedrooms

-  Gardens front & rear
-  Cul-de-sac Location
-  NO CHAIN

Price: £170,000 Subject to Contract

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





NO CHAIN - IDEAL FOR FIRST TIME BUYERS - An excellent opportunity has arisen to purchase a traditional semi-detached house of the "front doors together" style which is located in a cul-de-sac with the benefit of a charming south-facing rear garden.

The property offers accommodation installed with double glazing and gas central heating comprising Enclosed Porch, Hall, through Lounge/Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first floor. There are garden areas to the front and rear of the property, the front incorporating off road parking, the established rear garden being a particular feature.

Pool Street is a cul-de-sac located off Rufford Road where there are local shops, a primary school and public transport facilities to the town centre.



GROUND FLOOR:

Enclosed Porch

Hall

Through Lounge/Dining Room - 7.82m x 3.25m (25'8" x 10'8") plus bay

Kitchen - 3.86m x 2.34m (12'8" x 7'8")

FIRST FLOOR:

Front Bedroom 1 - 4.34m x 3.35m (14'3" x 11'0") plus door recess.

Rear Bedroom 2 - 2.67m x 2.72m (8'9" x 8'11")

Rear Bedroom 3 - 2.72m x 2.41m (8'11" x 7'11")

Bathroom - 2.64m x 1.47m (8'8" x 4'10")

OUTSIDE:

There are garden areas to the front and rear of the property, the front incorporating off road parking, the established rear garden being a particular feature planned with Summerhouse, decking, feature borders and enjoying a southerly aspect.

Tenure:

Freehold

Council Tax Banding:

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

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.

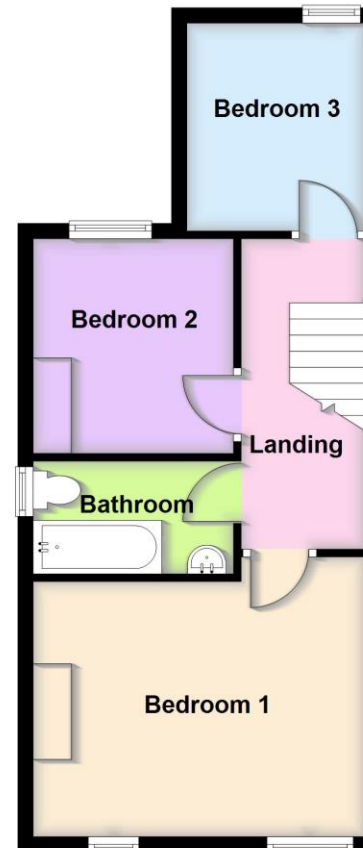
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Ground Floor
Approx. 44.7 sq. metres (481.7 sq. feet)



First Floor
Approx. 40.8 sq. metres (438.9 sq. feet)



Total area: approx. 85.5 sq. metres (920.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(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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