

£235,000

Subject to contract





An excellent opportunity to purchase an immaculate and well planned three bedroom semi detached house forming part of the recently constructed 'Hawtree Grove' development built by Seddon Homes.

Installed with gas central heating and double glazed throughout, the well planned accommodation briefly comprises Hall, Living Room, fitted Kitchen/Dining Room, Utility and Cloakroom/WC to the ground floor with three Bedrooms (one En-Suite) and a Bathroom to the first floor.

Outside, there is a driveway providing two car off road parking to the front, whilst the rear garden has paved patio, shaped lawn and ornamental pond. Located on the site of the former stately home, Greaves Hall,

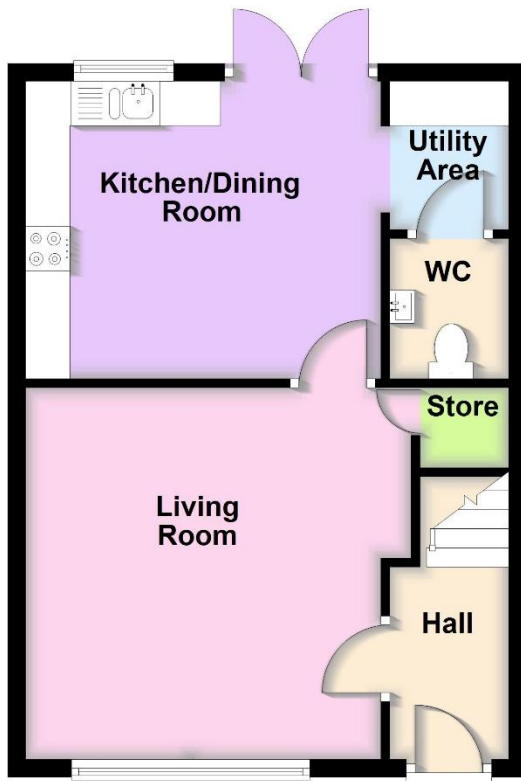
Hawtree Grove is a development of modern houses within the village of Banks. The shops and amenities of Banks village are readily accessible and the picturesque village of Churchtown is 11 minutes' drive away where there are a range of shops; the Victorian Botanic Gardens; bars and restaurants.

A number of primary and secondary schools are also readily accessible within the Churchtown area and the RSPB nature reserve can be visited at Marshside.



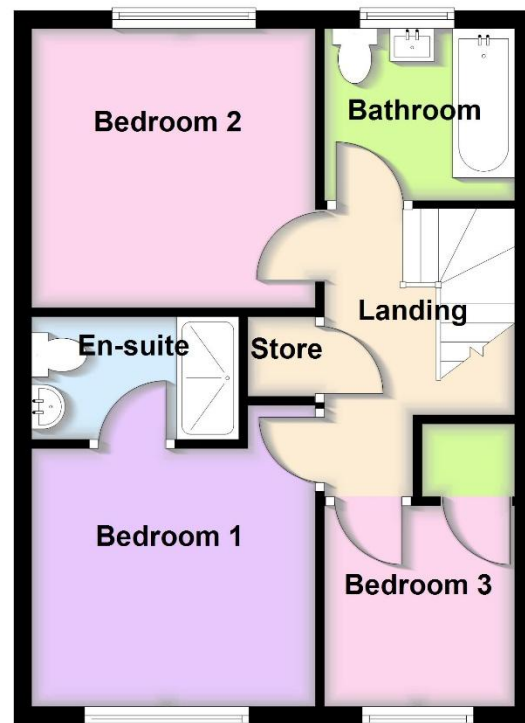
Ground Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



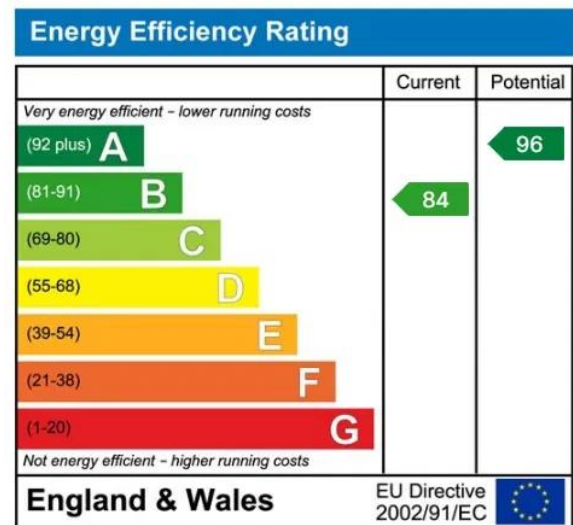
First Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



Total area: approx. 83.1 sq. metres (894.5 sq. feet)





Ground Floor:
Hall

Living Room - 4.34m overall x 4.19m (14'3" x 13'9")

Kitchen/Dining Room - 4.01m x 3.35m (13'2" x 11'0")

Utility Area - 1.68m x 1.35m (5'6" x 4'5") Cloakroom/WC - 1.57m x 1.35m (5'2" x 4'5")

First Floor:

Landing

Bedroom 1 - 3.2m x 2.9m plus door recess (10'6" x 9'6") En-Suite - 2.34m x 1.37m (7'8" x 4'6")

Bedroom 2 - 3.2m x 3.15m (10'6" x 10'4") Bedroom 3 - 2.26m x 2.13m (7'5" x 7'0")

Bathroom - 2.13m x 1.93m (7'0" x 6'4") Outside: There is a driveway providing two car off road parking to the front, whilst the rear garden has paved patio, shaped lawn and ornamental pond.

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

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>

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