

£220,000

Subject to contract





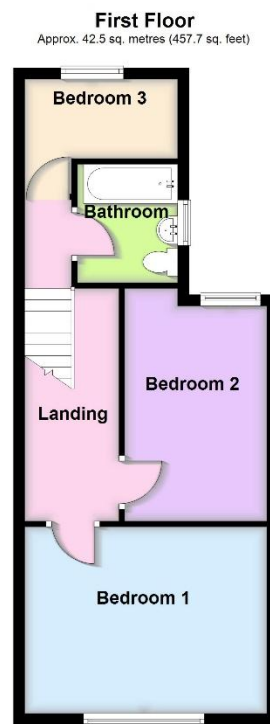
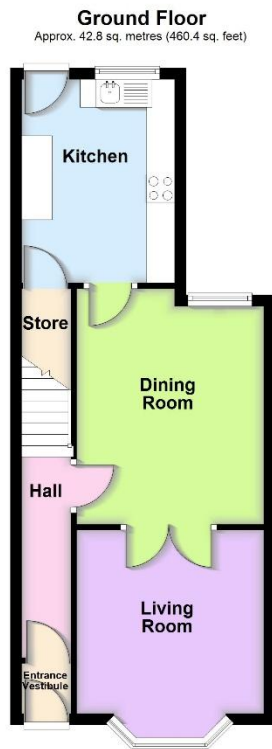
An excellent opportunity to purchase an attractive semi-detached house located in a popular residential area and having the benefit of a new roof.

The property offers bright and well planned accommodation installed with gas central heating and upvc double glazing comprising spacious Hall, front Living Room and open plan Kitchen/Dining Room to the ground floor with three Bedrooms and modern Shower Room to the first floor.

There are garden areas to the front and rear, the front incorporating off road parking, the rear garden planned with lawn and borders.

Shaffesbury Road is located off Halsall Road and is convenient for local primary and secondary schools with local shops and public transport facilities being readily accessible.





Total area: approx. 85.3 sq. metres (918.1 sq. feet)



Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.71m x 3.35m (12'2" into bay x 11'0")

Dining Room - 4.22m x 3.35m (13'10" max x 11'0")

Kitchen - 3.63m x 2.74m (11'11" x 9'0")

Store

First Floor:

Landing

Bedroom 1 - 4.32m x 3.33m (14'2" x 10'11")

Bedroom 2 - 4.17m x 2.54m (13'8" max x 8'4")

Bedroom 3 - 2.74m x 1.42m (9'0" x 4'8") plus door recess

Bathroom - 2.11m x 1.8m (6'11" x 5'11")

Outside:

The front is block paved to provide off road parking whilst the rear garden is a particular feature, south easterly in aspect, with paved patio, extensive lawn and ornamental pond.

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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