



## Green Lane

Offers over £700,000

*This bright & attractive purpose built four bedroom semi detached 1930's family home is situated in the ever popular Green Lane and really merits early inspection.*

*The wide entrance hall leads to a well appointed kitchen/breakfast room with access to a utility room and a downstairs cloakroom. There is also a large thru lounge with a further garden room overlooking the garden to the rear. Upstairs are 4 bedrooms, a family bathroom and separate shower cubicle. To the front there is ample off street parking whilst at rear there is a pretty garden with patio area and flower borders*

*Council tax band F*

*EPC rating E*



# Green Lane

Hall

Kitchen 20'0" x 8'10" (6.10 x 2.70)



Reception 32'5" x 14'5" (9.90 x 4.40)

Kitchen alt aspect



Conservatory 12'9" x 11'9" (3.90 x 3.60)

Utility/WC





# Green Lane

**Bedroom 1 19'0" x 12'1" (5.80 x 3.70)**



**Bedroom 4 9'6" x 8'10" (2.90 x 2.70)**



**Bedroom 2 13'1" x 11'5" (4.00 x 3.50)**



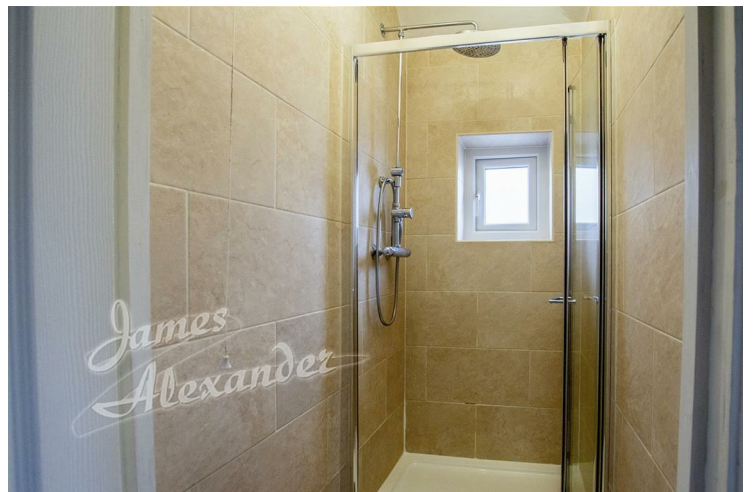
**Bathroom**



**Bedroom 3 9'6" x 8'10" (2.90 x 2.70)**



**Shower**





# Green Lane

Back



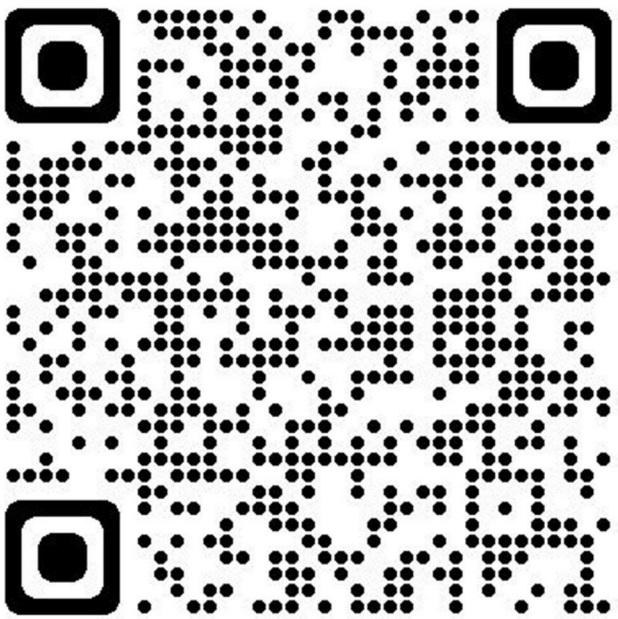
Reception alt aspect



Garden



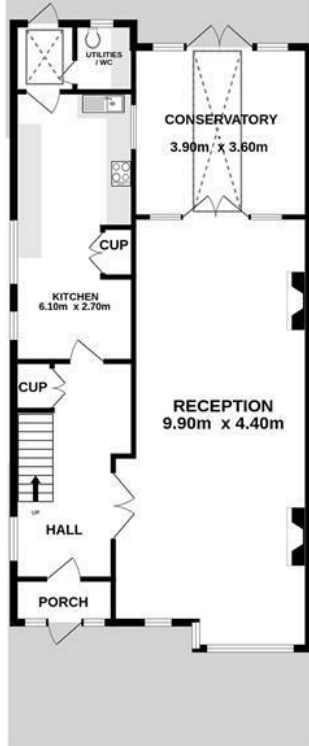
Buyers Guide





GARDEN  
(approx)  
13m x 7.7m

GROUND FLOOR  
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq.ft. (161.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>45</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

