



4 Ennerdale Drive, B63 1HL
Offers Over £385,000

A beautifully presented three bedroom family home with stunning Avanti kitchen.

This lovely home benefits from gas central heating, double glazing and briefly offers: entrance hall, downstairs cloakroom, lounge diner, beautiful kitchen, dining area with patio doors to the garden, landing, three bedroom (two with fitted wardrobes) and a family bathroom.

To the front is off road parking leading to the garage with garden area and to the rear, a garden laid to lawn with patio area. Council tax band E, EPC D .

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Entrance Hall 7'4" x 7'2" at widest point. (2.25m x 2.2 at widest point.)

Composite door to front. Stairs to first floor.

Cloakroom

Two piece suite comprising low level WC and hand basin. Storage.

Lounge Diner 12'2" x 27'9" (3.73m x 8.46m)

Bow window to front, electric fire with marble surround. Patio doors to rear.

Kitchen 8'7" x 13'8" (2.63m x 4.19m)

Window to rear. Beautiful Avanti range of eye and low level units with coloured glass splashbacks incorporating: Belfast sink, integrated Bosch oven, electric hob with extractor over, integrated fridge freezer, dishwasher, washing machine and microwave. Floor level spotlights. Archway to:

Dining Area 7'3" x 11'5" (2.23m x 3.5m)

Patio doors to rear and door to side.

Landing

Window to side and access to boarded loft space with light and ladder. Storage cupboard.

Bedroom One 10'5" x 13'8" at widest point (3.2m x 4.17m at widest point)

Window to front. Fitted wardrobes.

Bedroom Two 9'5" x 13'11" (2.89m x 4.25m)

Window to rear and walk in wardrobe.

Bedroom Three 9'3" x 8'11" at widest point (2.83m x 2.74m at widest point)

Window to rear.

Bathroom 5'5" x 5'10" (1.67m x 1.78m)

Window to side. Three piece suite comprising: paneled bath with double headed shower over, vanity unity wash basin and low level WC. Towel rail.

Garage 8'0" x 16'4" (2.44m x 4.99m)

Electric door to front. Meters and light. Ideal boiler.

Outside

FRONT: Tarmac driveway and lawned area.

REAR: Laid to lawn with patio area and mature planting.

Freehold

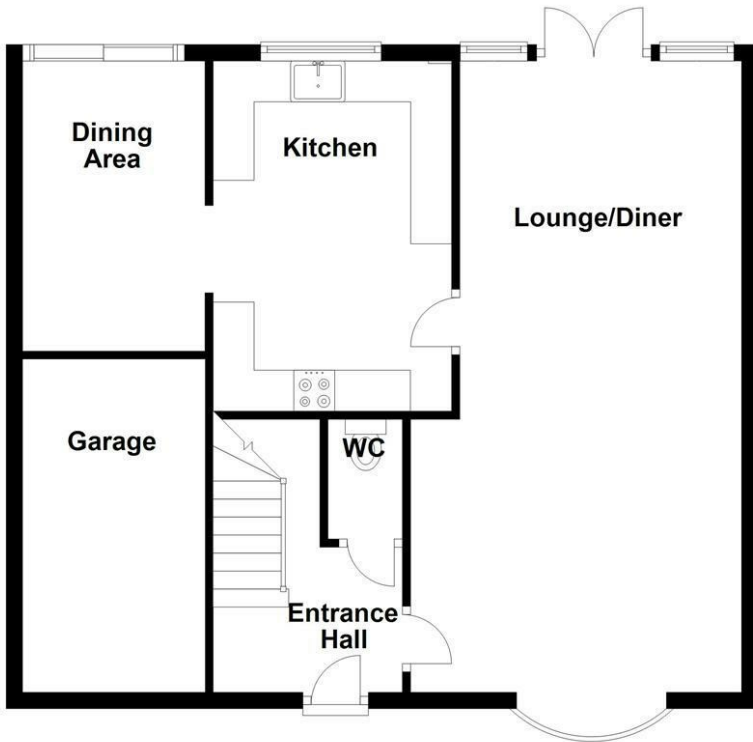
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

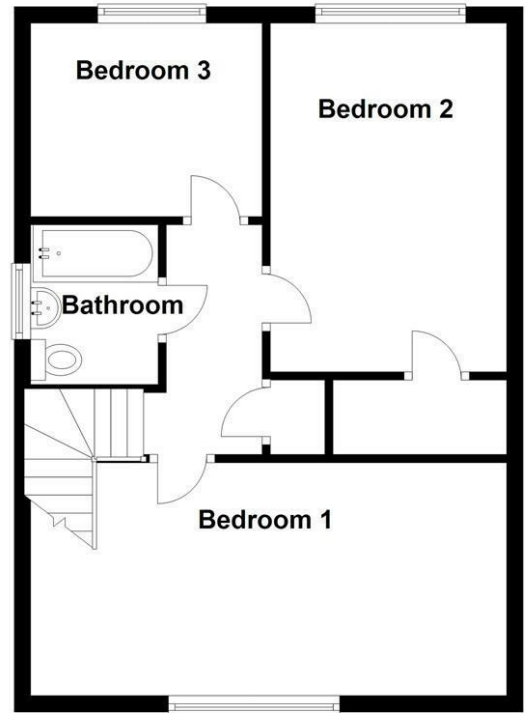
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

Floor Plan

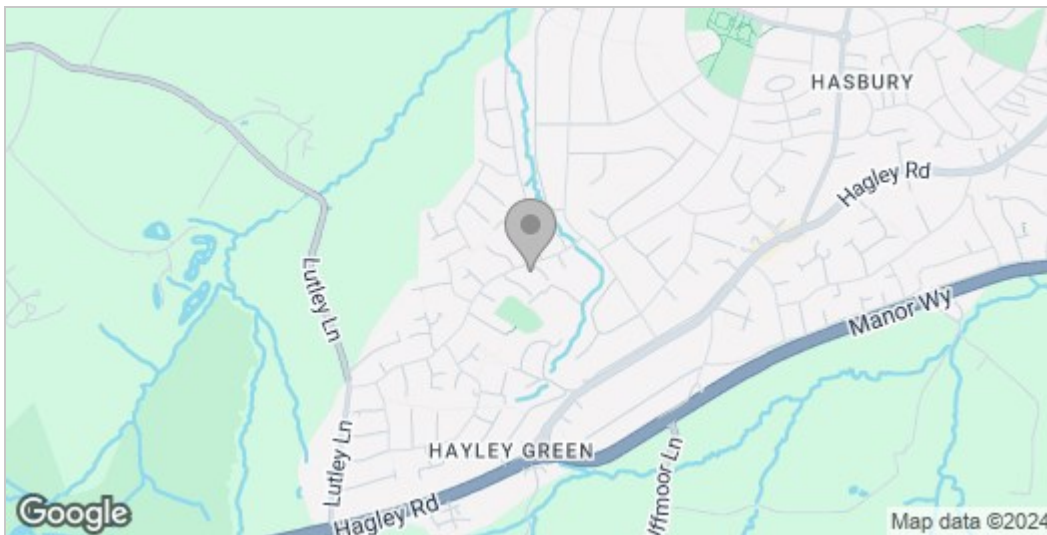
Ground Floor



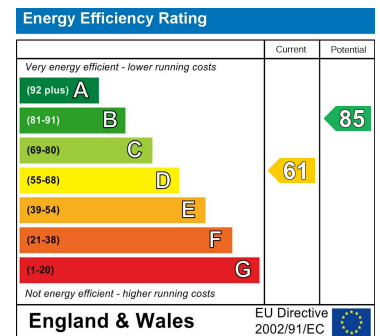
First Floor



Area Map



Energy Efficiency Graph



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