

PTN Estates

Residential Sales & Lettings



91 Woodland Avenue, Quarry Bank, Brierley

£185,000

This charming three-bedroom semi-detached property presents an ideal opportunity for those seeking a comfortable family home.

Upon entering, you are greeted by a welcoming hallway and doors onto the lounge area, perfect for relaxation and socializing. Adjacent to the lounge is a separate dining kitchen, providing ample room for family meals.

The property benefits from a utility / lobby area and a re-fitted shower room, offering both style and functionality.

Outside, the property boasts delightful front and rear gardens, providing a peaceful sanctuary for outdoor enjoyment.

Conveniently located close to local amenities, including shops, schools, and transportation links, this property offers the perfect blend of comfort and convenience.

Council Tax band A

Hallway

UPVC entrance door, window to the side elevation. ceiling light points under stairs storage area wood panelled door to lounge

Lounge 3.58 x 3.70

Gas fire with stone effect surround, window to front elevation, gas, central heating radiator and ceiling light point

Kitchen Diner 5.40 x 3.24 (max)

Benefiting from wall and base units, rolled edge work surfaces, stainless steel single drainer sink unit, recess for electric cooker, extractor hood, plumbing for washing machine, gas fire, ceiling light points, Upvc double glazed French doors onto rear garden and window, pantry cupboard and Upvc door to utility/lobby area

Rear Lobby / Utility 1.33 x 1.97

Upvc doors to front and rear gardens, ceiling light point and power points

Landing

Window to side elevation, loft access hatch, ceiling light point, cupboard housing Valiant boiler

Bedroom One 3.06 x 3.75

Window to front elevation, ceiling light point and gas central heating radiator

Bedroom Two 3.47 max x 3.25

Window to rear elevation, gas central heating radiator, ceiling light point, built in wardrobes with sliding doors

Bedroom Three 2.33 (max) x 2.87

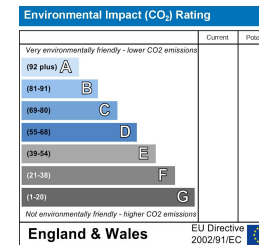
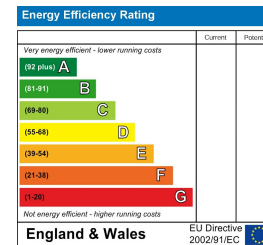
Window to the front elevation, gas central heating radiator, ceiling light point and storage cupboard

Re-fitted Shower Room 2.38 x 1.66

Low flush w.c, pedestal wash hand basin, shower cubicle with Triton electric shower, tiled walls, ceiling light point, gas central heating radiator and windows to side and rear elevation

Rear Garden

Paved patio area, laid to lawn with mature borders, brick built store with Upvc door and security light



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

Property Mark Client Protection Scheme Ref: - C000837, Property Redress Scheme (PRS) – Membership No. PRS001624