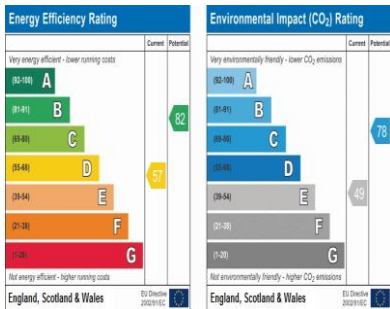


Explore the property...

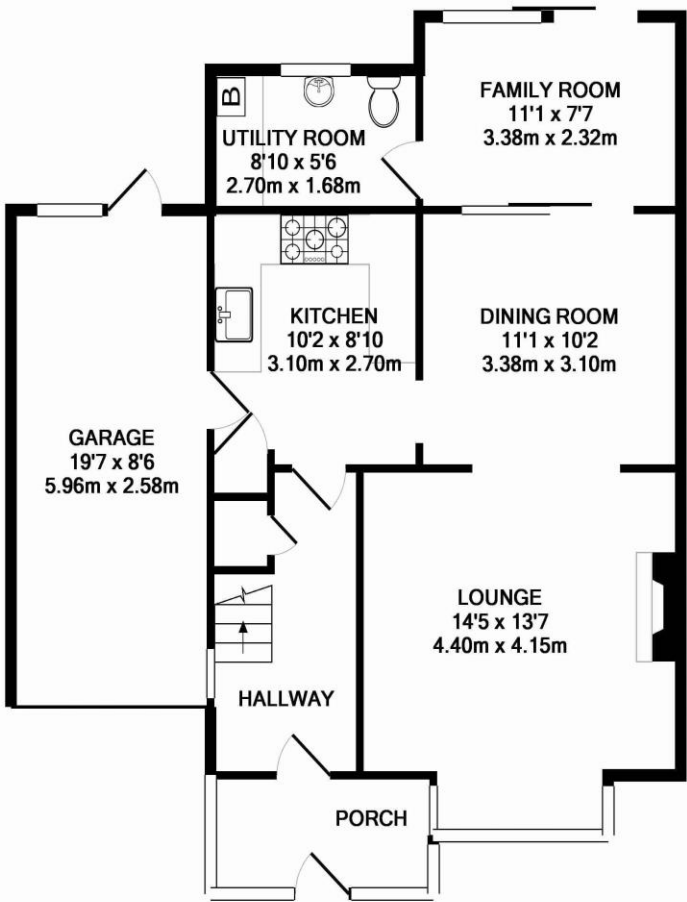
EPC & Floor Plans



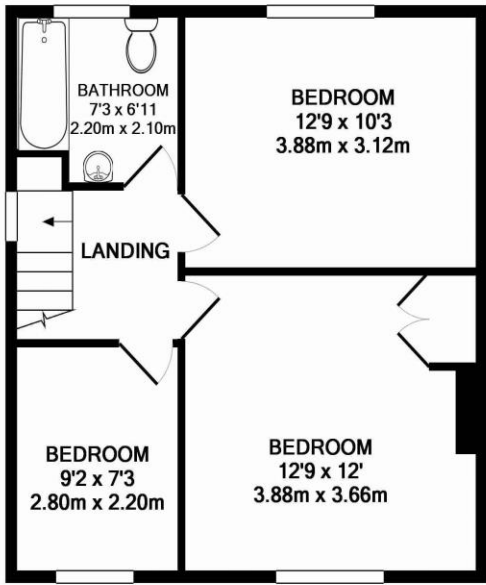
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GROUND FLOOR  
APPROX. FLOOR  
AREA 804 SQ.FT.  
(74.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1244 SQ.FT. (115.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

Contact Bradshaw Farnham & Lea - Moreton  
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About the property...

What a fantastic family home. Early viewing of this lovely property is highly recommended to fully appreciate what is on offer. The ground floor briefly comprises; Entrance porch, entrance hall, fitted kitchen, lounge, dining room, sitting room, utility/downstairs WC. To the first floor there is a landing, three bedrooms and a modern newly fitted shower room. Externally you will find a spacious driveway, generous gardens to the front and rear and a garage. Call now to arrange a viewing to fully appreciate what is on offer!

About the location...

From the agent's office on Hoylake road, head toward Moreton cross and take the first exit left onto pasture road. Take the third left on to Maryland lane then right on to harvest lane. Take the first right off harvest lane on to Berrylands road.

