

Situated in the popular location of Peel Common is this three bedroom detached family home benefiting from spacious lounge, open plan kitchen/ diner, enclosed rear garden and garage with parking in front.

The Accommodation Comprises:-

Obscured UPVC double glazed front door to:

Entrance Hall:-

Stairs to first floor, under-stairs storage cupboard, radiator, door to:

Cloakroom:-

Obscured UPVC double glazed window to front elevation, low level close coupled WC, wall hung wash hand basin with mixer tap.

Kitchen/ Dining Room:- 18' 0" x 10' 2" (5.48m x 3.10m)

Flat ceiling with inset spotlighting, two UPVC double glazed windows to front elevation, fitted with a range of base cupboards with roll top work surface over, integrated fridge/ freezer, cupboard housing boiler, space for oven, space for dishwasher, one and a half bowl stainless steel sink unit with mixer tap, space for table and chairs, radiator, folding door to:

Lounge:- 17' 6" x 12' 1" (5.33m x 3.68m)

Coved ceiling, UPVC double glazed sliding door to rear garden, radiator.

Conservatory:- 13' 7" x 8' 6" (4.14m x 2.59m)

Polycarbonate roof, UPVC double glazed windows to side and rear elevation, UPVC double glazed door to rear garden, radiator.

First Floor Landing:-

Access to loft space, airing cupboard housing hot water tank and shelving providing further storage, door to:

Bedroom One:- 11' 8" into wardrobes x 11' 1" (3.55m x 3.38m)

Coved ceiling, UPVC double glazed window to front elevation, built-in wardrobes with sliding doors and mirror fronted sliding door, radiator.

Bedroom Two:- 11' 2" x 8' 8" plus recess (3.40m x 2.64m)

Coved ceiling, UPVC double glazed window to rear elevation, built-in wardrobe, radiator.

Bedroom Three:- 8' 4" x 7' 11" (2.54m x 2.41m) maximum measurements

With folding door, coved ceiling, UPVC double glazed window to rear elevation, radiator.

Bathroom:- 10' 2" x 5' 8" (3.10m x 1.73m) irregular shape

Obscured UPVC double glazed window to front elevation, low level close coupled WC, wall hung glass wash hand basin with mixer tap, panelled bath, shower cubicle with electric power shower, cupboard with space and plumbing for washing machine and further storage, tiling to half wall.

Outside:-

The rear garden is a delightful feature of the home, enclosed by wood panelled fencing and brick wall, mainly laid to lawn with patio area, gate providing rear pedestrian access, courtesy door to garage with power and light connected, up and over door, parking in front of garage. # The front garden is laid to lawn with a well maintained green surrounding.

Agents Note:-

The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: The remainder of a 999 year lease from 1963

Ground Rent: Approx £10 per annum

Service Charge: Approx £600 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold

Council Tax Band: D

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£365,000

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DRAFT DETAILS

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