

Discount To Market Property -
20% Reduced Price from
£185,000!

Criteria Required to Purchase
Including First Time Buyers Only

Two Bedroom Semi Detached
House

Gardens and Driveway

Easy access to M55

Close to BAE Systems

Spacious Lounge / Diner

Two Double Bedrooms



Discount To Market Property - 20% Reduced off Marketing Price of £185,000! Criteria Required to Purchase Including First Time Buyers Only. Tempo are delighted to bring to the market this 2 bedroom Semi Detached Home, situated on a quiet development. Well presented throughout and located close to Warton and its amenities and schools, together with nearby rural areas. The Property briefly comprises: Entrance Hall, Lounge, Kitchen, and Ground Floor WC. Two Double Bedrooms and Bathroom WC to the first floor. UPVC double glazing and gas central heating throughout. Front and Rear Gardens and Driveway for Two cars.

**For an appointment to view call 01772 633399 or email
info@tempoestates.co.uk**





ACCOMMODATION

Entrance Hall

Composite glazed front door opens to the entrance hall. Ceiling light and radiator. Turned staircase to the first floor and doors to the following rooms:

Ground Floor WC

UPVC double glazed frosted window to the front. Two piece suite comprising: Pedestal wash basin with mixer tap and low push button flush WC. Tiled splashback and vinyl flooring, ceiling light and radiator.

Kitchen

UPVC double glazed window to the front. Fitted kitchen in U Shaped design, wall and base units with contrasting laminated work surfaces including matching splashbacks. Inset steel 1.5 bowl sink with drainer and mixer tap, gas hob, built in electric oven and Brushed steel chimney cooker hood. Plumbed in for automatic washing machine and dishwasher, ceiling light and eye catching vinyl flooring.

Lounge 15' 7" x 13' 3" (4.75m x 4.04m)

Spacious lounge and dining area with UPVC double glazed French doors to the rear. Useful built in storage cupboard under stairs, ceiling light and 2 x radiators.

First Floor Landing

UPVC double glazed window to the side. Aforementioned stairs with spindle balustrade. Loft hatch, ceiling light and doors to:

Bedroom One 10' 0" x 13' 3" (3.05m x 4.04m)

UPVC double glazed window to the rear, ceiling light and radiator.

Bedroom Two 10' 0" x 13' 3" (3.05m x 4.04m)

2 x UPVC double glazed windows to the front, built in wardrobe, ceiling light and radiator.

Bathroom WC

Fitted bathroom housing three piece suite in white comprising: Panelled bath with mixer tap, glass screen, mixer shower controls, riser rail and shower attachment. Wall hung wash basin with mixer tap and low push button flush WC. Ceramic tiled splashbacks and vinyl flooring, ceiling light, extractor fan and radiator

Exterior

Landscaped garden to the front, exterior welcome lantern to porch and exterior water tap. Driveway to the side for two cars with timber security gate and a good sized private and fenced rear garden with laid to lawn and paved patio and paths.

Discounted Market Sale

This property benefits from the Discounted Market Sale Scheme with 20% off the market value of £185,000! Applying for this property will need to meet the following criteria: • Applicant must have a local connection to the area. To have a local connection, the applicant must meet one of the criteria listed below: - Lived in the area for 3+ consecutive years. - Have a close family connection (Mum, Dad, Brother or Sister) who have lived in the area for 5+ years. - Have full time and permanent employment in the area. • Applicant must be a first-time buyer. • Applicant must have a suitable deposit. An application form will need to be filled out for the council to approve the prospective buyer.

Council Tax Band = B

Tenure

We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.





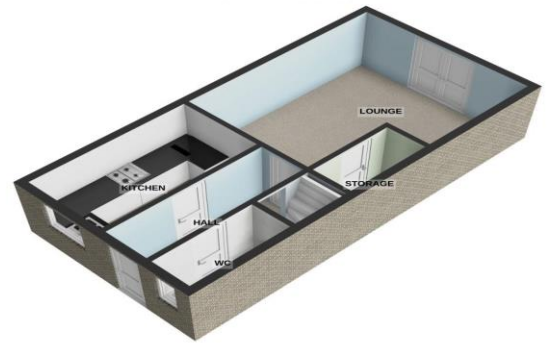
FLOORPLANS

GROUND FLOOR

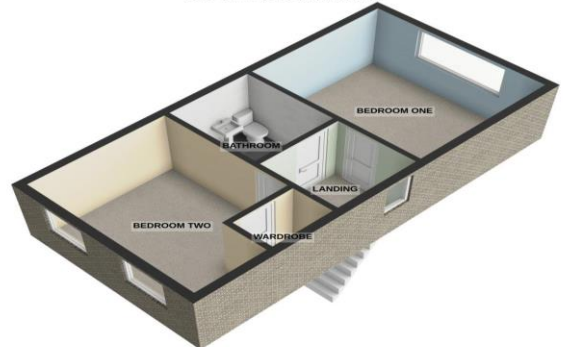
FIRST FLOOR



GROUND FLOOR
34.9 sq.m. (376 sq.ft.) approx.



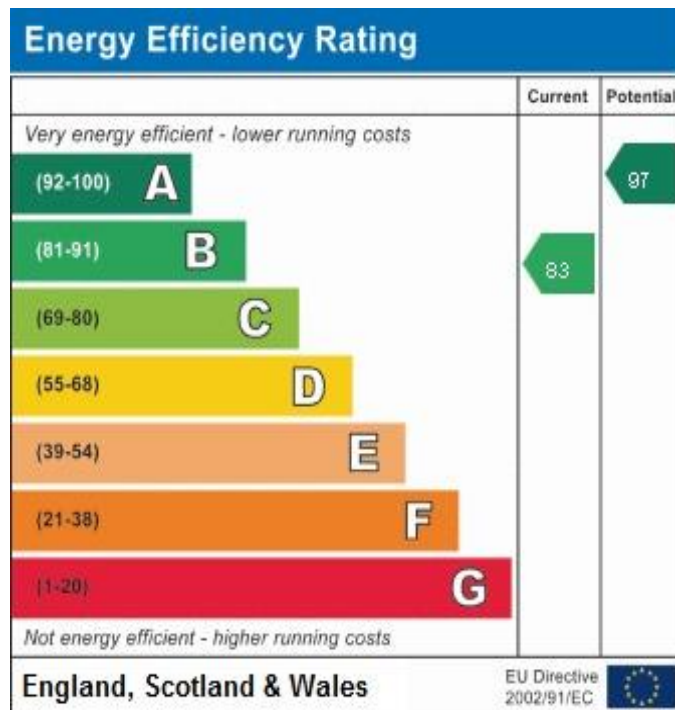
FIRST FLOOR
34.9 sq.m. (376 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels 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 contract, options and any other documents take precedence and no guarantee as to their accuracy or efficiency can be given. Made with Metropix ©2024

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

EPC Chart



Address:
Shepherd Place

Terms & Conditions

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

Misrepresentation Act 1967:- tempoestates.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

Arrange A Viewing

If you are interested in viewing a property through tempoestates.co.uk please call our team on 01772 633399 or email info@tempoestates.co.uk

Financial Advice/Conveyancing

tempoestates.co.uk have links to a range of financial products and services including independent mortgage advice and conveyancing.

Please call our team on 01772 633399 or email info@tempoestates.co.uk

Thank you for visiting the tempoestates.co.uk website.

Arrange A Property Valuation

If you are thinking of selling or letting your property tempoestates.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email info@tempoestates.co.uk