



**HUNTERS**<sup>®</sup>  
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86 St. Marys Road, SK14 4LW

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Asking Price £275,000

Presenting a semi-detached house of remarkable quality, now available for sale. This immaculate property is a distinguished example of modern day living, offering an array of highly desirable features, perfect for first time buyers or families looking for a new home. The property encompasses an array of living spaces including four generously proportioned bedrooms, two modern bathrooms, one of which is an en-suite to the master bedroom, a downstairs W.C, a spacious reception area and a modern kitchen/diner.

The kitchen/diner is a true centrepiece of the property, designed to facilitate modern living and dining. Adjacent to it is a sizeable lounge, complemented by patio doors that open up to a stunning tiered garden. This outdoor space is an idyllic spot for relaxation and entertaining guests, further enhancing the appeal of the property.

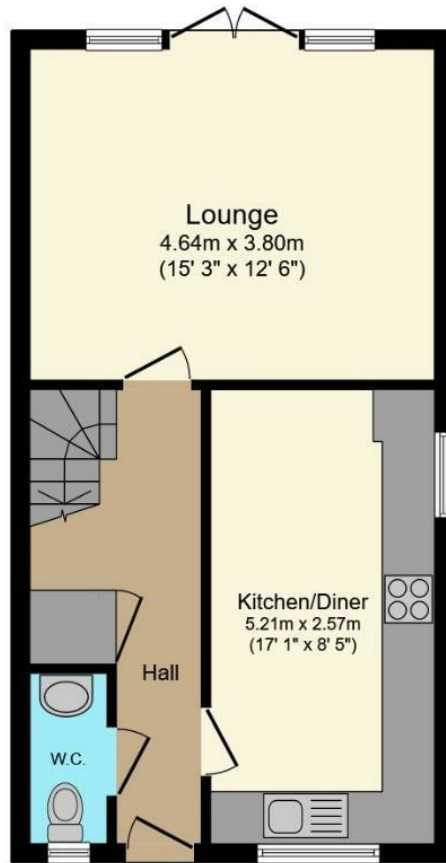
One of the notable features of this house is the ample parking space; a sizeable driveway can accommodate up to three cars. The property also boasts an impressive EPC rating of 'B', a testament to its energy efficiency.

Location-wise, this property is a gem. It is conveniently situated close to public transport links, making commuting a breeze. Moreover, it is in proximity to local amenities, nearby schools and parks, offering a balance of convenience and outdoor enjoyment.

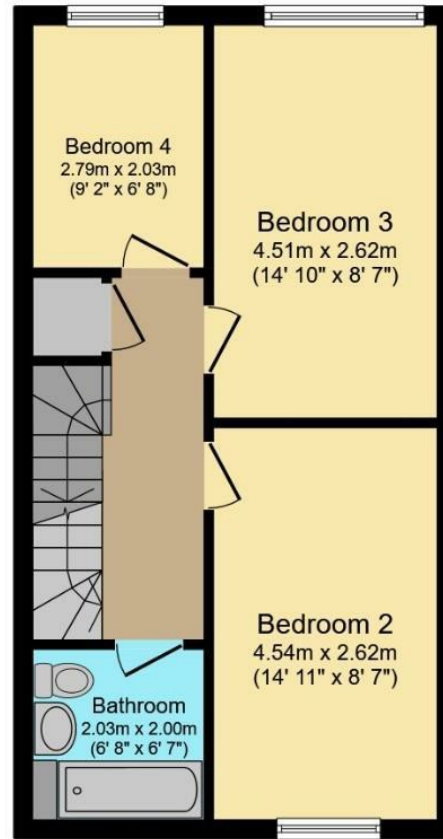
This property is a perfect blend of style, comfort and location. Don't let this opportunity pass by, contact us today to arrange your viewing.

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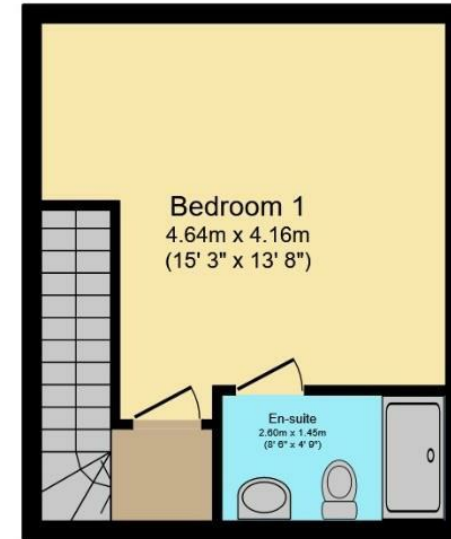




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 111.0 m<sup>2</sup> (1,195 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**Kitchen/Diner**  
17'1 x 8'5

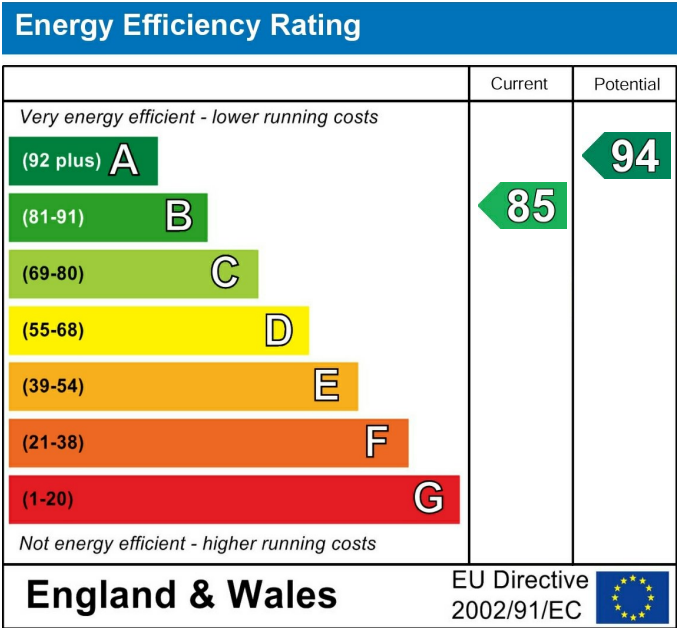
**Lounge**  
15'3 x 12'6

**Bedroom 1**  
15'3 x 13'8

**Bedroom 2**  
14'11 x 8'7

**Bedroom 3**  
14'10 x 8'7

**Bedroom 4**  
9'2 x 6'8



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







