



HUNTERS[®]
HERE TO GET *you* THERE

60 Church Walk, Atherstone, CV9 1PU

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Offers In Excess Of £400,000

HUNTERS OF TAMWORTH are excited to offer FOR SALE this delightful, four bedroom, DETACHED family home! Sat on a superb plot, located in the popular village location of Mancetter, and is within close proximity to Atherstone Town Centre! Which benefits from being close to local shops, amenities and commuter routes.

In brief the property comprises, Large driveway with parking for multiple vehicles and garage, to the ground floor is a porch, hallway, lounge, kitchen diner and downstairs W/C. The first floor comprises of four good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!

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Ground Floor



First Floor

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

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

Front

Driveway with parking for multiple vehicles, parking to side which is suitable for motorhomes/caravans.

Kitchen

Stone flooring, double glazed windows to rear, door to side, range of wall and base units, built in oven and hob, built in microwave, integrated fridge, integrated dishwasher, sink and drainer, splash back, extractor.

Dining Room

Stone flooring, bi fold doors to garden, radiator, power points, down lights.

Lounge

Double glazed bay window to front, double glazed window to side, wood effect laminate flooring, feature fire place, power points, radiator.

Utility / W/C

Stone flooring, double glazed windows to side, wall and base units, wash hand basin, low flush w/c.

Bathroom

Double glazed windows to rear, sink and vanity unit, ceramic tiled floor, walk in shower, bath, tiled walls, down lights, heated towel rail.

Bedroom One

Double glazed windows to rear, carpet, built in wardrobe, power points, radiator.

Bedroom Two

Double glazed windows to front, carpet, fitted wardrobes, power points, radiator.

Bedroom Three

Double glazed windows to front, carpet, power points, radiator.

Bedroom Four

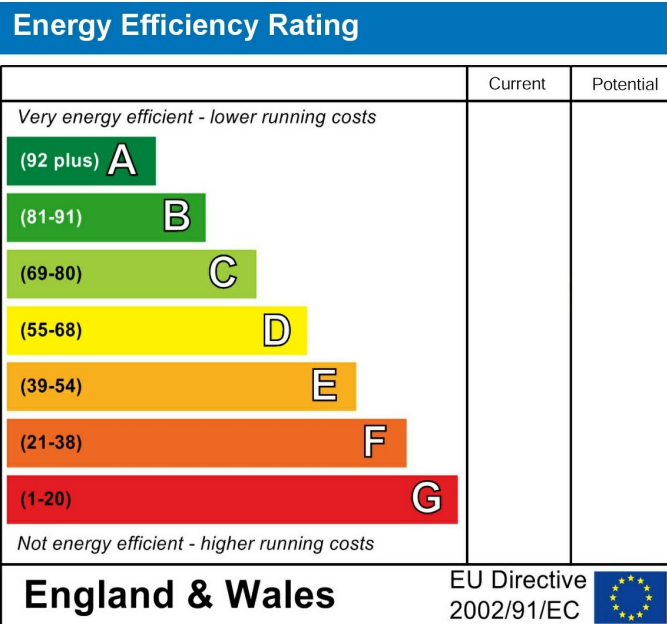
Double glazed windows to side, carpet, radiator, power points.

Garage

Power points, ceiling lights, wooden barn style doors.

Garden

Paved patio, lawn, mature borders.



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.



