

Mark
Webster
estate agents



Edge Hill
Wood End

O.I.R.O **£290,000**

*** LARGE EXTENDED 4 BEDROOM SEMI DETACHED HOME - POPULAR VILLAGE LOCATION - GARAGE & DRIVEWAY ***. For sale with MARK WEBSTER estate agents is this very well stated traditional home that offers an excellent range of family sized accommodation with the benefit of off road parking and an enclosed rear garden.

RECEPTION PORCH

Having a glazed wooden entrance door, double glazed window to front aspect, tiled floor, door to the garage and a further door to the lounge.

LOUNGE

22' 7" x 13' 0" maximum (6.88m x 3.96m)

(9'9" minimum width) Having a double glazed window to front aspect, two double panelled radiators, single panelled radiator, stairs leading off to the first floor landing, door to the kitchen and an arched opening to the dining room.

DINING ROOM

14' 2" x 6' 6" (4.32m x 1.98m)

Double glazed French doors leading out to the rear garden, single panelled radiator and laminated wooden effect flooring.

KITCHEN

13' 2" x 7' 5" (4.01m x 2.26m)

Double glazed window to rear aspect, double panelled radiator, tiled floor, side entrance door leading out to the rear garden, recessed down lights, range of cream gloss style base and eye level units, wooden work surfaces, inset stainless steel electric oven and gas hob with stainless steel extractor hood above, plumbing for a washing machine, appliance spaces and tiling to splash back areas.

FIRST FLOOR LANDING

Access to the roof storage space and doors leading off to...

BEDROOM ONE

10' 7" x 9' 9" (3.23m x 2.97m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM TWO

9' 0" x 8' 8" (2.74m x 2.64m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM THREE

11' 6" x 6' 8" (3.51m x 2.03m)

Double glazed window to rear aspect and a single panelled radiator.



BEDROOM FOUR

9' 0" x 7' 5" (2.74m x 2.26m)

Double glazed window to rear aspect and a single panelled radiator.

BATHROOM

5' 5" x 5' 10" (1.65m x 1.78m)

Opaque double glazed window to rear aspect, black heated towel rail, low level WC, wash hand basin with useful vanity storage below and a panelled bath with black mixer style shower over.

SHOWER ROOM

Chrome towel radiator, recessed down lights, tiled floor, tiled walls, wash basin with useful vanity storage and a corner tiled shower cubicle.

TO THE EXTERIOR

To the front of the property there is a full width driveway providing off road parking and access to the garage. The rear garden is fully enclosed being mainly laid to lawn with a patio area.

GARAGE

17' 4" x 9' 1" (5.28m x 2.77m)

Having an up and over door, wall mounted central heating boiler, glazed door leading out to the rear garden, power and light.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

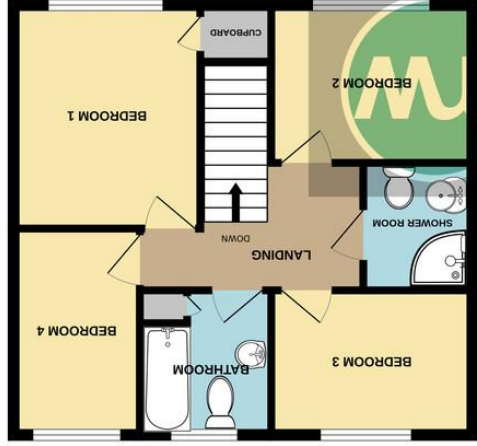
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Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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.

Made with floorplan 5/2024

Energy Performance Rating:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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