



11 Smithy Grove

CW11 4XY

Asking Price £280,000



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STEPHENSON BROWNE

A rare corner plot situated in the sought after Hassall Green. In brief, this three bedroom semi-detached home comprises entrance porch, hallway, large living room, kitchen, three bedrooms, modern family bathroom, and detached garden room offering multiple uses. Externally, to the front there is ample driveway parking for multiple vehicles, and a large lawned garden. To the rear there is an enclosed South-West facing garden with a converted outbuilding - ideal as an office or gym.

The kitchen houses a range of wall and base units with integrated gas hob, electric oven and grill, space for a fridge freezer, space and plumbing for a dish washer, there is a utility area that holds space and plumbing for a washing machine and stacked dryer. Bedroom one has fitted wardrobes. The bathroom is a three-piece suite consisting of panelled P-shaped bath with shower over, a low level WC, and vanity hand wash basin.

There are great access links for commuting via the M6 J7. Nearby Canal-side walks and Salt Line Way.



Entrance Porch

Hall

Living Room

18'1" x 13'0"

Kitchen

11'6" x 11'0"

Pantry / Utility

Bedroom One

13'5" x 11'1"

Bedroom Two

12'3" x 10'11"

Bedroom Three

10'2" x 6'7"

Bathroom

6'7" x 6'5"

Garden Room

10'9" x 7'0"

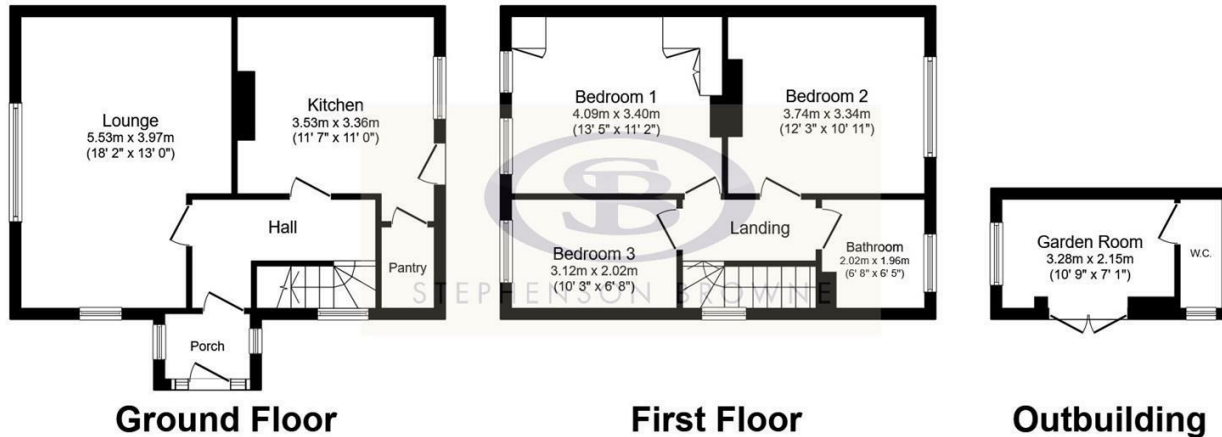
WC (Garden Room)



- Rural Location
- Enclosed Rear Garden
- Extensive Corner Plot
- Ample Driveway Parking
- Front Elevation Field Views
- Converted Outbuilding



Floor Plan

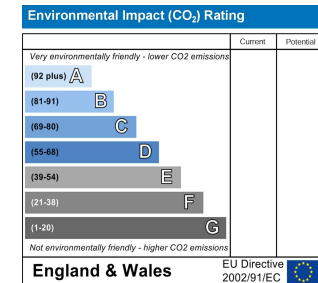
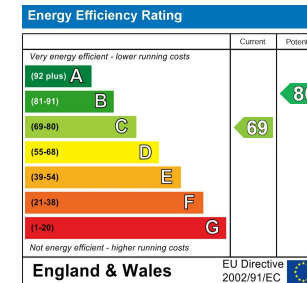


Area Map



Total floor area 97.5 m² (1,050 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). Powered by www.focalagent.com



Viewing

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