



## Carlton Close, Parkgate, Cheshire CH64 6RB

- Spacious Three Bedroom Semi Detached Property
- Well Presented and Appointed Living Accomodation
- Three Well Proportioned Bedrooms and Family Bathroom
- Close to Local Shops, Amenities and Transport Links
- Situated in the Popular Residential Area of Parkgate
- Hallway, Lounge and Open Plan Modern Kitchen Diner
- Driveway, Garage, Gas Central Heating and Double Glazing
- Viewing is Strongly Advised to Appreciate this Family Home



£254,950

















## **Description**

Located in the sought after area of Parkgate and occupying a generously sized plot stands this three bedroom semi detached family home. Offering well proportioned and immaculately presented accommodation briefly comprising a hallway, spacious lounge and a modern well fitted kitchen diner. To the first floor you have three well proportioned bedrooms and family bathroom.

Further benefiting from gas central heating, double glazing, detached garage, off road parking and to the rear a private garden with lawn and patio areas. An early inspection is strongly advised Internal viewing strongly advised to appreciate this property in full.

### **Entrance Hallway -**

**Lounge** -16' 2" x 11' 0" (4.92m x 3.35m)

**Kitchen/Diner** -16' 10" x 9' 8" (5.13m x 2.94m)

### **First Floor Landing -**

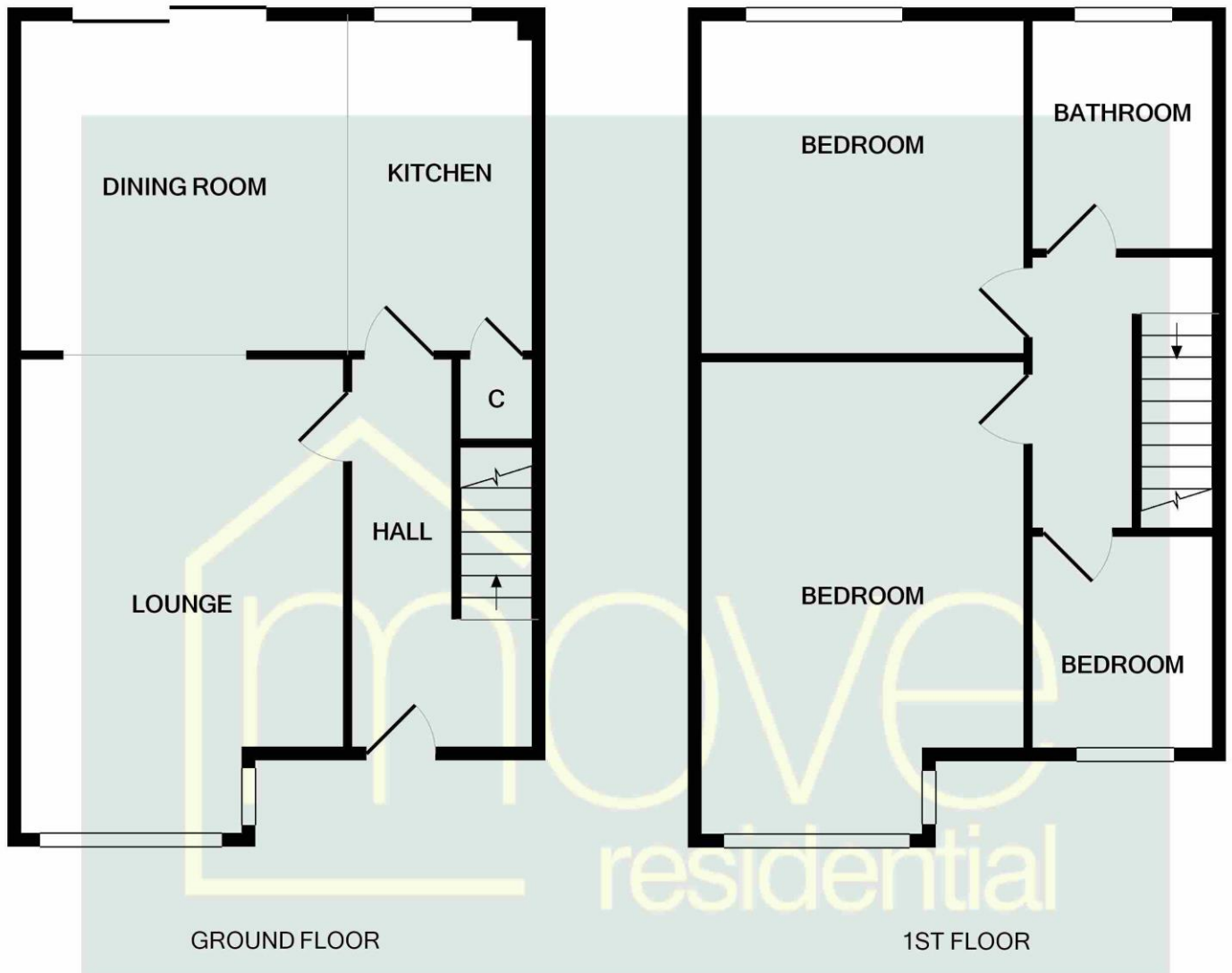
**Bedroom One** - 13' 3" x 10' 0" (4.04m x 3.05m)

**Bedroom Two** - 12' 7" x 10' 0" (3.83m x 3.05m)

**Bedroom Three** - 7' 0" x 6' 5" (2.13m x 1.95m)

### **Family Bathroom -**

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.