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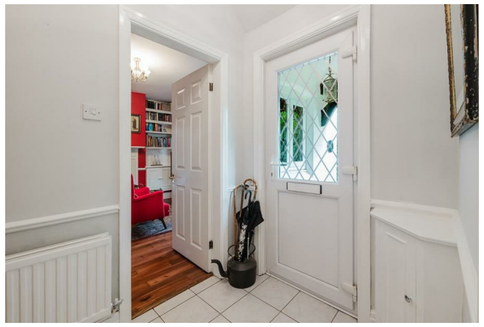




£550,000

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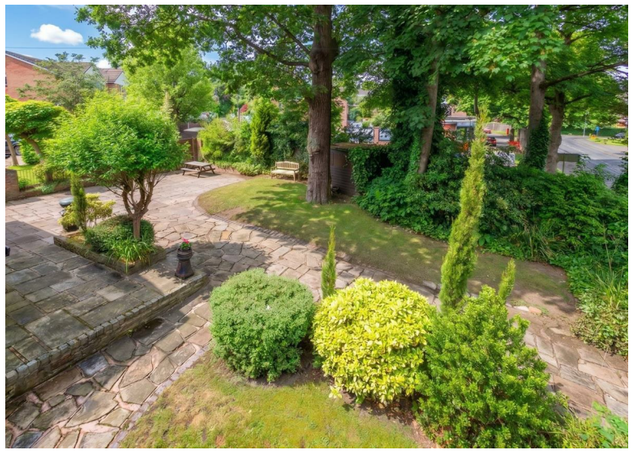
























NAEA
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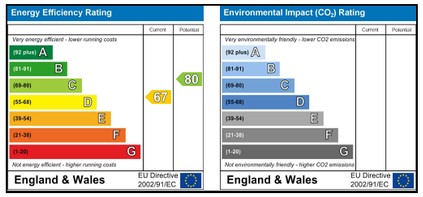
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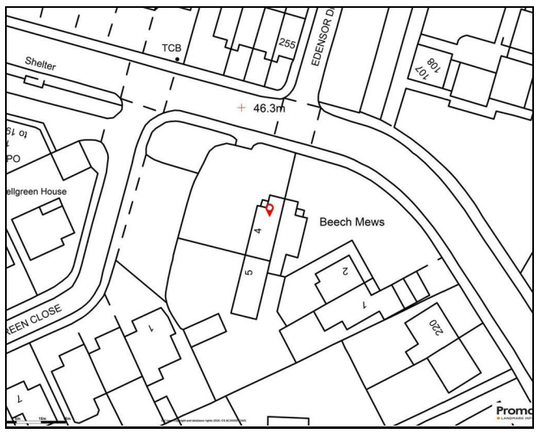
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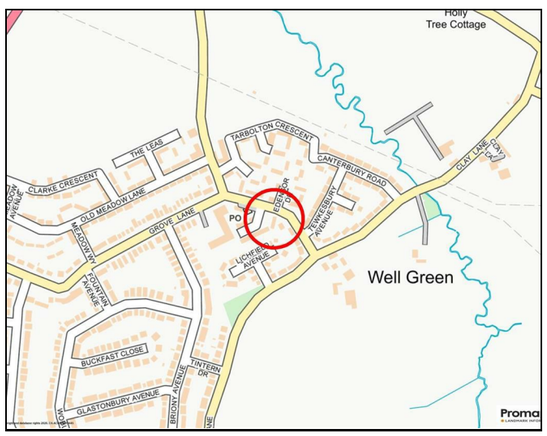
rightmove.co.uk The UK's number one property website
FindaProperty.com
Find our properties at homemover.org
propertyfinder.com

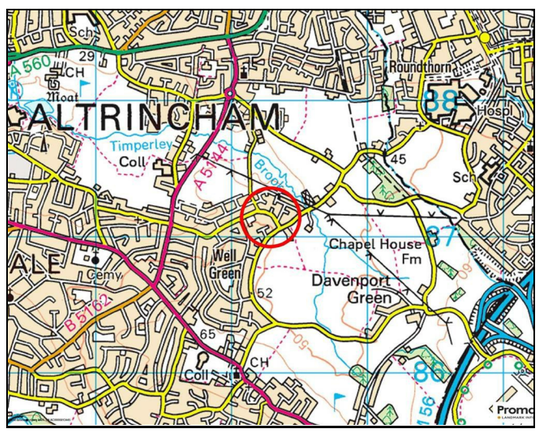
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

overview

A BEAUTIFULLY PRESENTED SEMI DETACHED COTTAGE BLENDING PERIOD CHARM WITH CONTEMPORARY LIVING, SET WITHIN ATTRACTIVE PRIVATE GARDENS, IDEALLY LOCATED IN THE HEART OF THE WELL GREEN, CLOSE TO LOCAL SHOPS, SCHOOLS, HALE BARNS CENTRE, AND HALECROFT PARK. 1067SQFT

Hall. GF Shower Room and WC. Lounge. Live In Dining Kitchen. Three Bedrooms. Shower Room. Driveway. Lovely Gardens.



in detail

A really charming Semi Detached Cottage property which is enormously attractive in design with diamond leaded shuttered windows and with white brick finish under a slate roof and set within a lovely garden setting which incorporates extensive off street Parking, large stone paved patio areas and areas of lawn, all enclosed with mature trees providing the most attractive outlook from all principal rooms and excellent privacy.

Located in heart of The Well Green with convenience shops on the doorstep and within reasonable walking distance of The Well Green Primary School, Hale Barns Centre and the open space of Halecroft Park

The accommodation is arranged over Two Floors, extended to approximately 1050 square feet and is ideal for a professional couple or someone looking to downsize from a larger family home and provides:

Pillard Entrance Porch leading into the Hall with a cloaks cupboard and Ground Floor Shower Room off.

A door from the Hall leads into the spacious Lounge with impressive fireplace feature with a cast iron open grate fireplace and natural wood flooring. A staircase leads to the First Floor. This is a traditionally designed room in keeping with the original character of the property.

A further door leads through to the Live In Dining Kitchen, which is more contemporary in design with two windows overlooking the gardens and the door leading to the same. Cast iron stove fireplace inset into the chimney breast. Tiled flooring throughout.

The Kitchen is fitted with a range of white high gloss laminate flush finish units with Silestone worktops over. Integrated Neff oven, combination microwave oven, induction hob, extractor fan and further built in dishwasher, wine fridge and washer and dryer.

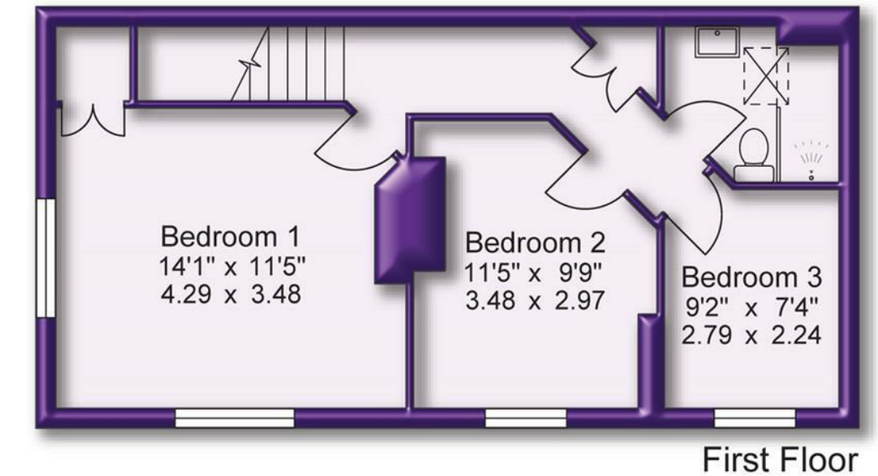
Off the first Floor Landing are Three Bedrooms, Two Doubles and a Single with the Single Room currently being utilised as a Home Study and with the Principal Bedroom enjoying particularly attractive double aspect windows.

The Bedrooms are further served by the a well appointed Shower Room.

Externally, the property is approached via double timber entrance gates to a long stone paved Driveway providing good off street Parking opening to substantial patio area, partly walled. These areas are flanked by good size areas of lawn.

A really lovely garden setting for this most individual property full of character.

- Freehold
- Council Tax Band F



Approx Gross Floor Area = 1067 Sq. Feet
= 99.2 Sq. Metres

