



LEALAND

Great Barrow, Cheshire

Rickitt
Partnership

Extended four bedroom semi detached.

Extended semi detached house ♦ Four bedrooms ♦ Two reception rooms ♦ Breakfast kitchen ♦ En-suite bathroom & separate shower room ♦ Detached office/studio & storage room ♦ Good size family garden ♦ Off road parking ♦ EPC C

Description

A delightful extended four bedroom semi detached house located on the edge of Great Barrow Village. This well presented ex Barrowmore Estate house has two reception rooms, breakfast kitchen, refurbished downstairs cloakroom, en-suite bathroom and shower room. The property sits on a good size plot with lawned garden to three sides. There is off road parking to the front and a detached home office and separate attached storage room to the rear of the garden.

Entrance Hall

Open staircase to first floor. Wood flooring. Radiator.

Sitting Room

Inset log burner with stone hearth. Coved ceiling. Double glazed window to front. Radiator.

Family Room

Inset log burner with stone hearth. Double glazed window to rear. Under stairs cupboard. Radiator.

Kitchen

Range of base units with granite work surface above and inset sink with mixer tap. Indesit four ring induction hob with glass splash back and extractor above. Kenwood dishwasher. Floor to near ceiling unit housing fridge freezer. Double floor to ceiling cupboard. Breakfast island with granite work surface and wine cooler and units below. Double glazed window to front and one to side. Wood flooring. Radiator.





Utility Room

Base unit with timber effect work surface above and space for washing machine. Double glazed window and part double glazed door to rear. Small cupboard housing fuse box. Wood flooring.

Cloakroom

Low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Frosted double glazed window to side. Tiled floor.

First Floor Landing

Access to loft. Built in airing cupboard.

Bedroom One

Double glazed window to front. Radiator.

En Suite Bathroom

Bath with mixer tap, walk in shower, low level WC and circular hand wash basin with mixer tap and vanity unit below. Built in cabinet. Tiled walls. Frosted double glazed window to rear. Tiled floor. Radiator.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to front. Radiator.

Bedroom Four

Double glazed window to front. Over stairs cupboard. Radiator.

Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Frosted double glazed window to rear. Tiled walls and floor. Radiator.

Outside

There is a tarmac area to the front of the house offering off road parking for two vehicles. The property sits on a good size plot, which is mainly laid to lawn on three sides. At the rear is also a large timber decked area with a part covered area.

Detached Home Office

Office/Studio

Double glazed sliding patio door and double glazed window to front. Small double glazed window to side. Power and light.

Attached Storage Room

Double glazed door to front. Power and light.

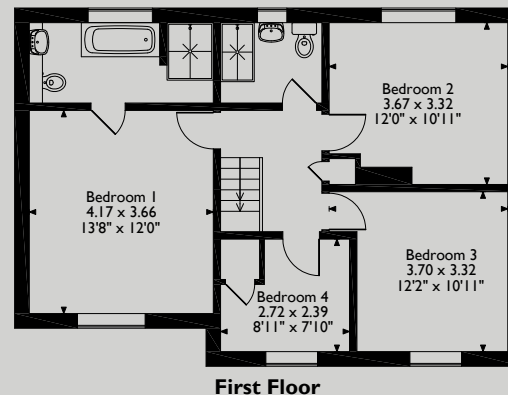
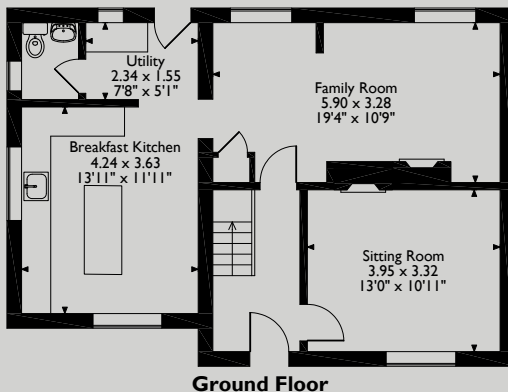
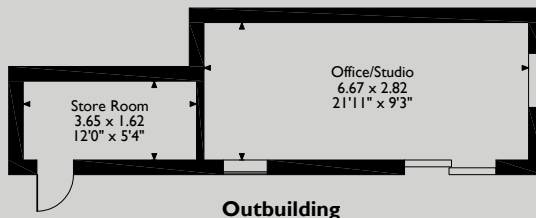
Property Information

The council tax is band C. We understand the property is freehold, with mains water and electricity connected. Gas fired central heating and hot water. The house is on private drainage, which is shared between five properties including Lealand.



Floorplans

Approximate Gross Internal Area
Main House = 126 Sq M/1356 Sq Ft
Outbuilding = 25 Sq M/270 Sq Ft
Total = 151 Sq M/1626 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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