



# Lapwing Close, Cheshire, SK15 1HP

£310,000



This semi-detached house is presented for sale in good condition and is ideally suited to families. The property is located in a sought-after location, surrounded by green spaces and walking routes, with the added bonus of being near Arlies Primary School.

The house boasts four bedrooms, of which three are doubles. Bedroom one is a sumptuous suite, complete with an en-suite and built-in wardrobes, offering ample storage space. Bedroom two also benefits from built-in wardrobes and, like the third bedroom, is a generously sized double room.

The house features an open-plan kitchen that is flooded with natural light, creating a warm and inviting atmosphere. The kitchen also includes a utility room and a dining space, ideal for family meals or entertaining guests. One of the unique features of this kitchen is its direct access to the garden, allowing for smooth indoor/outdoor living.

The property contains one bathroom, thoughtfully designed with both a separate bath and shower to cater to your needs. There is also an additional W.C for convenience.

The house includes one reception room, separate from the rest of the house. This room is highlighted by large windows, allowing for plenty of natural light and creating a sense of spaciousness.

This property also has a spacious garden, ready for personalisation to match your tastes and lifestyle. The additional features of the house include a single garage and parking facilities, providing security and convenience for your vehicles.

This semi-detached house, with its numerous features, is an ideal home for families seeking a balance of comfort, functionality, and location. Its proximity to schools and green spaces enhances its desirability. This property presents a fantastic opportunity for you to create your perfect family home.

EPC - TBC



Kitchen/Diner 23'02 x 8'46

Lounge 11'94 x 19'41

Utility 4'74 x 5'52

W.C 2'65 x 3'38

Bedroom 1 10'2 x 10'45

Bedroom 2 9'44 x 8'64

Bedroom 3 10'2 x 10'45

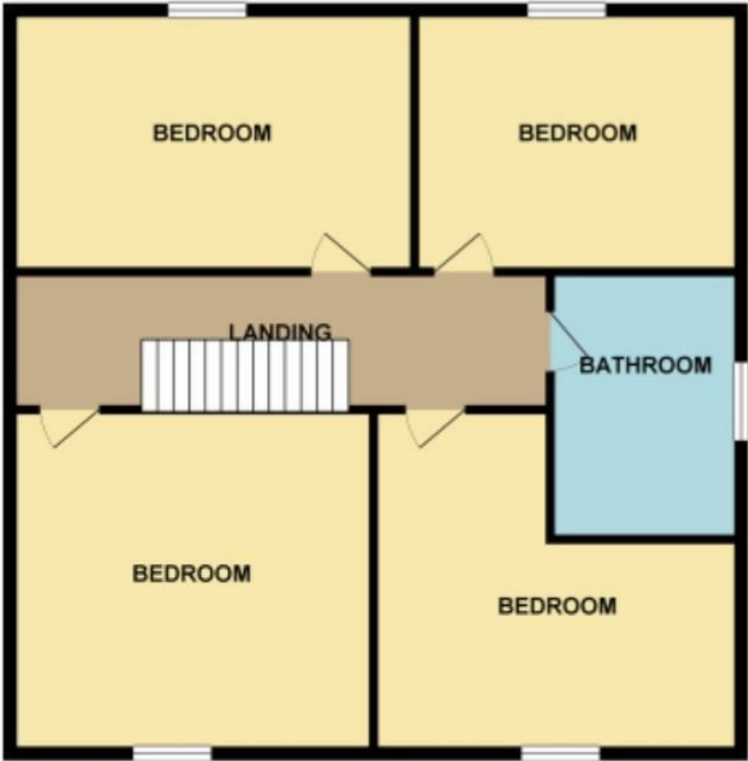
Bedroom 4 6'86 x 10'26

Bathroom 6'86 x 9'39

Tenure: Leasehold  
Council Tax Band: C

GROUND FLOOR

1ST FLOOR



- Semi - Detached
- 4 Bedrooms
- Garden
- Driveway
- Garage
- Saught after location

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 74                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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