Cauldwell

PROPERTY SERVICES

6 Tierney, Milton Keynes, MK4 4HU

£415,000

Cauldwell are delighted to bring to the market this BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME, ideally situated within the popular Oxley Park development to the west of Milton Keynes. The property offers spacious and well-designed accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, convenient downstairs cloakroom, modern fitted kitchen/dining room and a generous living room with access to the rear garden.

To the first floor there are three well-proportioned bedrooms together with a modern family bathroom.

Occupying the entire second floor is an impressive principal bedroom, providing a bright and spacious retreat with generous wardrobe space and the added benefit of a private en-suite shower room.

Externally, the property enjoys a well-maintained, low-maintenance rear garden with access to a single garage, while driveway parking is provided for two vehicles.

Oxley Park is a highly regarded and well-established residential area, popular with families due to its attractive green spaces, children’s play areas and excellent local amenities. A range of shops and everyday facilities

ENTRANCE HALL
Stairs to first floor. Door to cloakroom, living room and dining room. Understairs storage cupboard. Skimmed ceiling with inset lighting. Radiator.

KITCHEN/DINING ROOM 15'3" x 9'3" (4.65 x 2.84)
Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in double oven and hob with extractor hood. Built in under counter fridge and dishwasher. Double glazed bay window to front. Feature radiator. Skimmed ceiling. Under unit lighting.

LIVING ROOM 16'3" x 11'6" (4.96 x 3.53)
Double glazed French doors and window to rear. Radiator. Skimmed ceiling.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Part tiled walls Frosted double glazed window to front. Skimmed ceiling with inset lighting.

FIRST FLOOR LANDING
Doors to bedroom two, three four and bathroom. Airing cupboard housing water tank. Store cupboard. Skimmed ceiling with inset lighting.

BEDROOM TWO 11'4" x 9'3" (3.47 x 2.83)
Double glazed window to rear. Radiator. Skimmed ceiling. Double door built in cupboard.

BEDROOM THREE 9'3" x 10'2" (2.84 x 3.10)
Double glazed window to front. Radiator. Skimmed ceiling.

BEDROOM FOUR 6'8" x 7'7" (2.04 x 2.32)
Double glazed window to rear. Radiator.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Frosted double glazed window to front. Skimmed ceiling with inset lighting. Extractor. Heated towel rail.

SECOND FLOOR LANDING
Radiator. Door to bedroom one .

BEDROOM ONE 10'4" x 19'7" (3.15 x 5.97)
restricted head height
Dual aspect with double glazed window to front. Access to loft. Double door built in cupboard. Built in wardrobes with soft close doors and bedroom fittings. Two radiators. Skimmed ceiling.

ENSUITE
Re-fitted three piece suite comprising walk in shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Skimmed ceiling with inset lighting,. Frosted double glazed window to rear.

REAR GARDEN
Landscaped garden laid mainly to patio with raised sleeper beds with flower and shrub borders. Outside tap and lighting, Service door to garage. Brick and wooden fence surround.

FRONT GARDEN
Laid to lawn. Block paved driveway leading to garage.

SINGLE GARAGE
Up and over door. Power and light.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

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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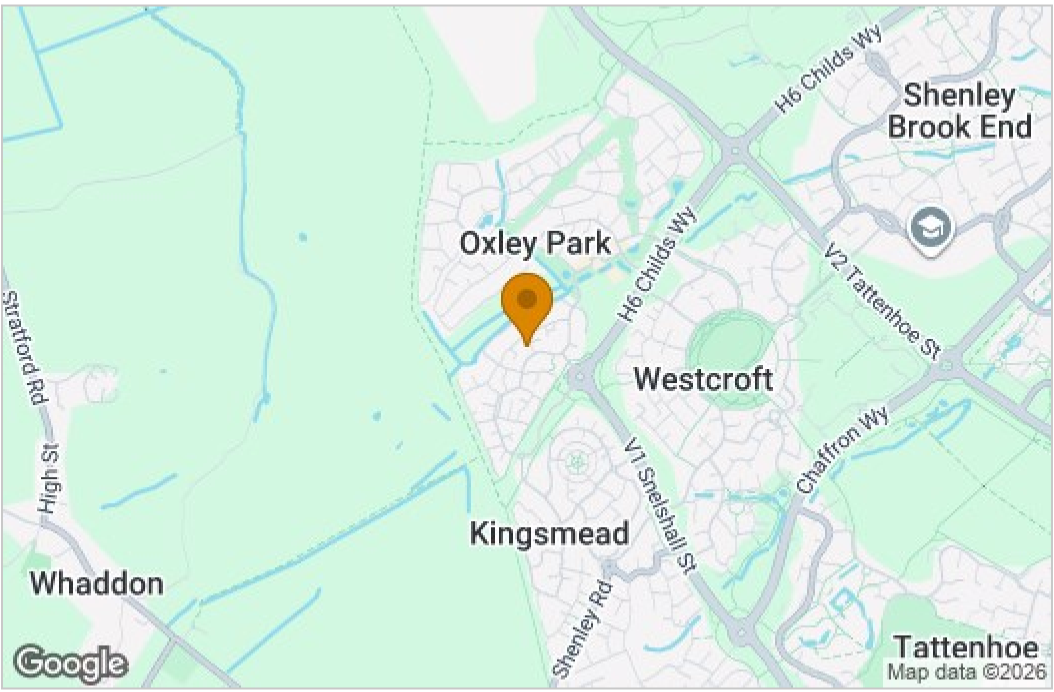
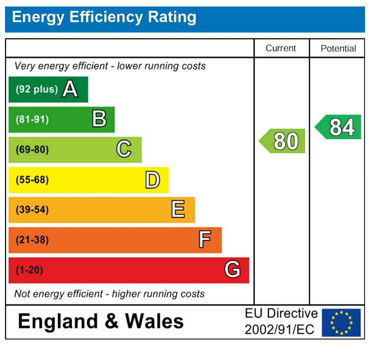
Area Map



Energy Efficiency Graph



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