

FREEHOLD



House - Semi-Detached (EPC Rating: C)

101 HASLEMERE, WHISTON, L35 3TW

Asking Price

£250,000



BROOKS
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4 Bedroom House - Semi-Detached located in Whiston

Situated in Haslemere, Whiston, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and convenience. Built in 1977, the property spans an impressive 926 square feet and is ideally situated close to Whiston Hospital, reputable local schools, and excellent transport links, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, complete with a cosy electric log burner, perfect for those chilly evenings. The heart of the home is undoubtedly the dining kitchen, which boasts built-in appliances and elegant French doors that open out to the garden, allowing for seamless indoor-outdoor living. This space is perfect for entertaining guests or enjoying family meals.

The main bedroom benefits from an en suite bathroom, ensuring privacy and convenience, while an additional shower room serves the other bedrooms and guests.

Outside, the property is complemented by well-maintained gardens to both the front and rear, offering a tranquil space for outdoor activities or simply unwinding in the fresh air. The driveway accommodates parking for two vehicles, and a single garage provides additional storage or parking options.

This substantial family home is a rare find, combining modern living with a prime location. It presents an excellent opportunity for those seeking a comfortable and stylish residence in a sought-after area. Do not miss the chance to make this lovely property your new home.

Entrance Hall

Grey laminate wood effect flooring. Central heating radiator. Stairs to the first floor accommodation

Lounge

15'10 x 13'4

Double glazed window to the front aspect. Grey laminate wood effect flooring. Electric stove effect fire with tiling behind. Built in storage into the alcoves

Dining Kitchen

16'6 x 9'8

UPVC double glazed french doors leading to the rear garden. UPVC double glazed window. Grey laminate wood effect flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include a gas hob, electric oven and extractor hood. Understairs storage cupboard. Central heating radiator.

Utility Rom

10'2 x 6'5

Part glazed door to the rear. Plumbed for an automatic washing machine. Fitted with wall and base units and larder unit. Door to the garden

Landing

Doors to all rooms. Built in airing cupboard. Loft access point

Bedroom One

17'5 x 6'5

Window to the front aspect. Grey laminate wood effect flooring. Central heating radiator with decorative cover.

En Suite

Window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath, a pedestal wash hand basin and a low level wc. Part tiled walls. Central heating radiator.

Bedroom Two

10'9 x 9'9

Window to the front aspect. Central heating radiator. Built in storage cupboard.

Bedroom Three

9'9 x 9'7

Window to the front aspect. Central heating radiator. Built in storage cupboard. Coved ceiling.

Bedroom Four

7'9 x 6'3

Window to the front aspect. Central heating radiator

Shower Room

Window to the rear aspect. Fitted with a three piece suite comprising of a step in shower enclosure, a vanity unit housing a wash hand basin and a low level wc. Heated towel rail. Tiled walls

External

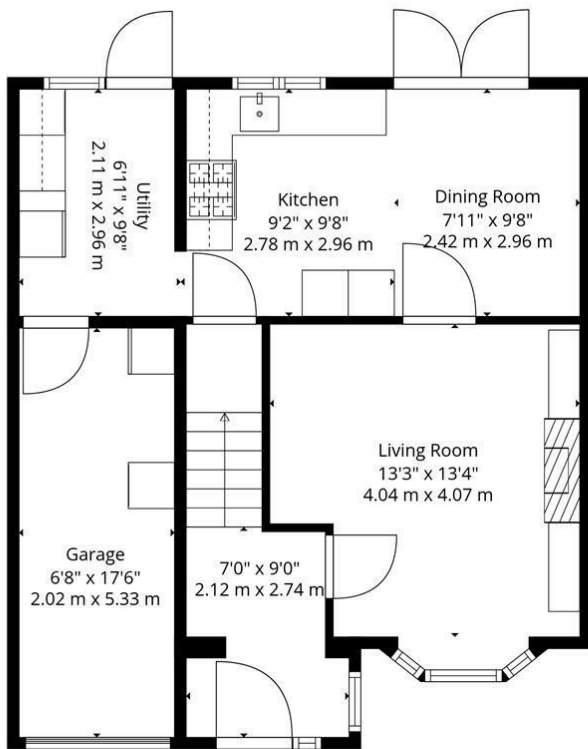
At the rear of the property is a paved patio area with a garden laid to lawn. A further seating area. Not overlooked.

At the front is a lawned garden with a driveway leading to a single integral garage

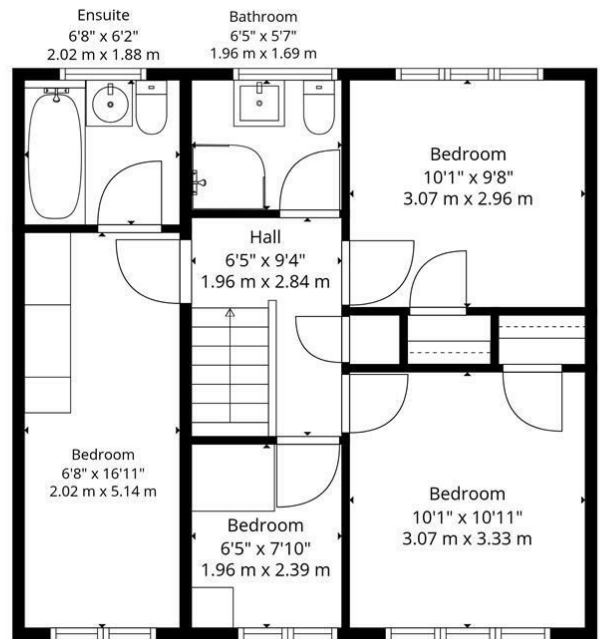








Ground Floor



1st Floor

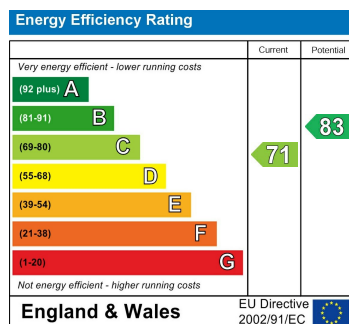
Total: 988 sq. Ft, 92 m2
 Ground Floor: 427 sq. Ft, 40 M2, 1st Floor: 561 sq. Ft, 52 m2
 Excluded Areas: Garage: 116 sq. Ft, 11 M2, Utility: 65 sq. Ft, 6 M2, Bay Window: 8 sq. Ft, 1 M2,
 Walls: 114 sq. Ft, 10 m2

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Council Tax Band

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Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.