



96 Foxby Mews, Gainsborough, DN21 1FR
£159,995

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern end terraced house located on a popular development with access to amenities and transport links. Having been constructed in 2023 the property still benefits from over 6 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom. Items of note include French doors to the rear plus fitted and built in wardrobes to bedrooms 1 & 2. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 2 double bedrooms plus a contemporary bathroom accessed from the first floor landing.

The property has well presented gardens with 2 patios, lawn and external tap. There is off road parking.

Tenure - Freehold
Estate Management Fee - £120 pa - Not yet collected
Council Tax - Band A

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted flooring.

Lounge 12'11"(max) x 12'0"(max) (3.96m(max) x 3.68m(max))

With fitted carpets. French doors leading to rear garden.

Dining Kitchen 11'9" x 9'10" (3.60m x 3.02m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back and 1.5 sink and mixer tap. With oven, hob, hood, dishwasher, washing machine and fridge freezer. With vinyl flooring and blind.

WC 5'1" x 2'9" (1.55m x 0.86m)

Having contemporary sanitary ware with tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'11" x 8'8"(max) (3.94m x 2.66m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 2 12'11"(max) x 9'6"(max) (3.94m(max) x 2.91m(max))

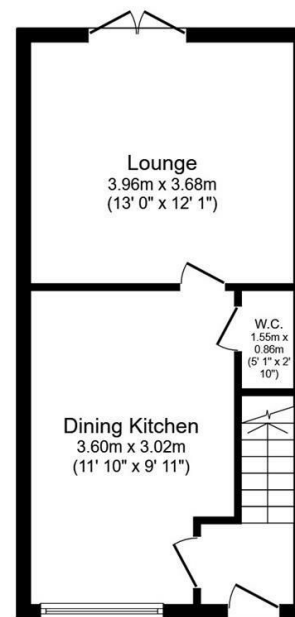
With built in wardrobes, store, carpets and blinds.

Bathroom 6'7"(max) x 6'4"(max) (2.03m(max) x 1.94m(max))

Having contemporary white sanitary ware with shower and screen to bath, ladder radiator, recessed spot lights, tiling and vinyl flooring.

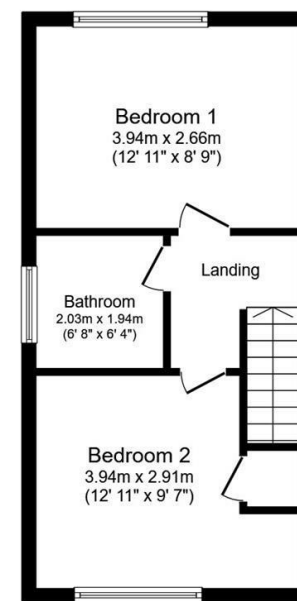
EXTERNAL

The property has well presented gardens with 2 patios, lawn and external tap. There is off road parking.



Ground Floor

Floor area 30.8 sq.m. (331 sq.ft.)



First Floor

Floor area 30.8 sq.m. (331 sq.ft.)

Total floor area: 61.6 sq.m. (663 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PROPERTY
PERSPECTIVE