Selby Road | Halton | LS15 0PS £290,000

Extended Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating D

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*** EXTENDED SEMI-DETACHED HOUSE WITH FABULOUSLY LONG SOUTH-FACING REAR GARDEN ***

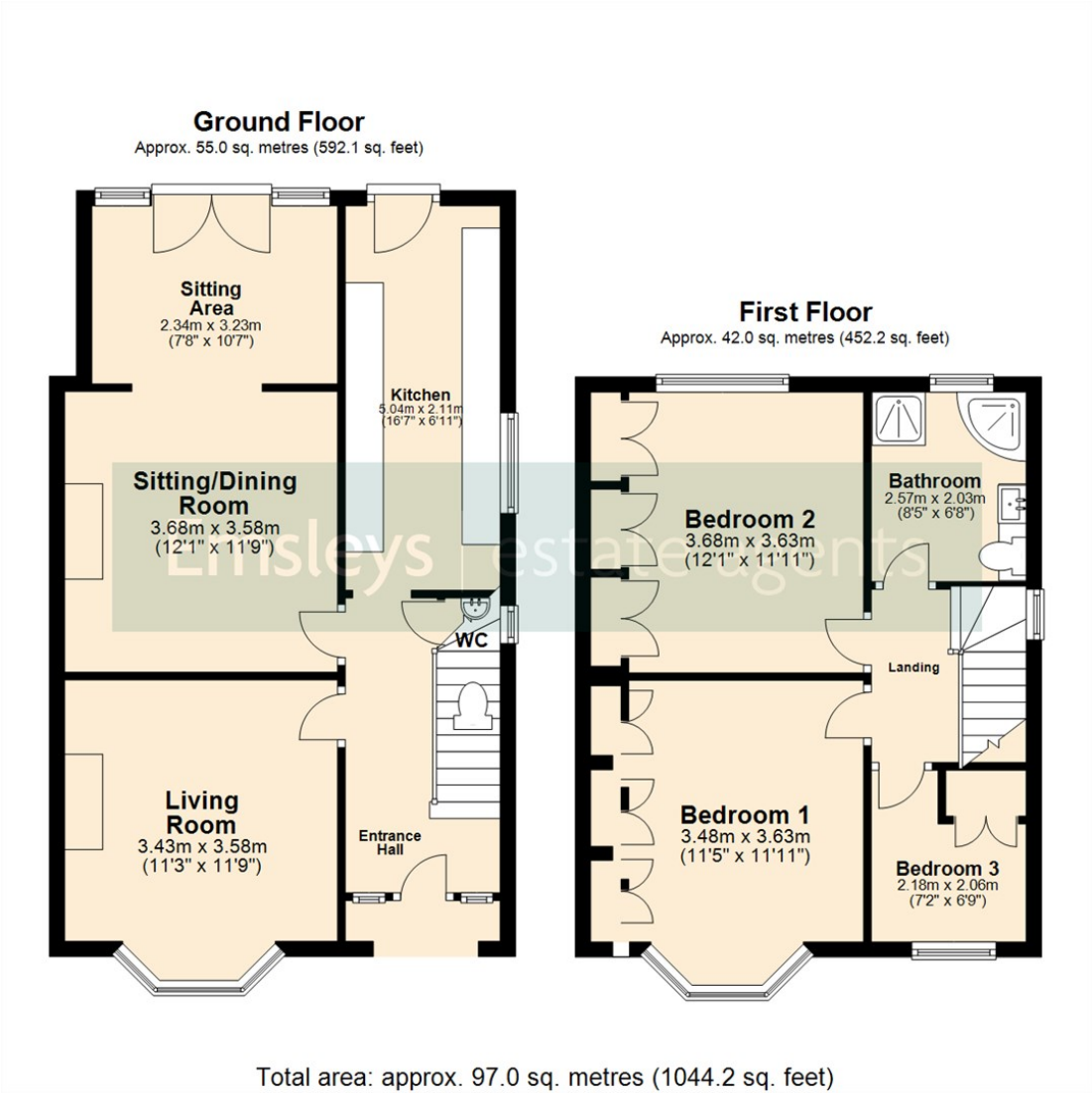
We are thrilled to present this extended semi-detached house which is now available for purchase on Selby Road. This lovely family home is situated in a highly sought-after location and has convenient access to public transport links, local amenities and excellent nearby schools.

The property boasts a well-appointed layout, offering a cozy lounge with feature fireplace and bay window. An extended second sitting room with direct access to the patio and garden beyond. A galley style fitted kitchen with built in cooking appliances which includes an eye level double oven. A ground floor guest WC completes the ground floor.

On the first floor the home offers three bedrooms; two are generous double bedrooms (both having built in wardrobes, and the third is a single room again with built in furniture making the most of the space. The family sized bathroom is complete with a walk in shower enclosure, a large corner bath and built in vanity basin and w.c.

The outstanding feature of this home has to be the long south-facing rear garden. Offering huge potential for outdoor endeavours your imagination can run riot! Perfect for parties or family gatherings there are two large paved seating areas, a long lawn surrounded by mature trees and planting creating a quiet retreat from busy life. To the side is a garage providing power, light, an up and over door to the front and window and pedestrian door to the side. To the front of the home you can find ample off road parking for multiple vehicles.

The house is placed well to enjoy local facilities at Halton shopping district, further afield there is Crossgates shopping centre, Colton retail park and The Springs at Thorpe Park. Ideal for the commuter with easy access to the M1 North motorway network and main arterial roads such as the A63 and A6120 Ring Road and within easy distance of Crossgates railway station with regular trains



Total area: approx. 97.0 sq. metres (1044.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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