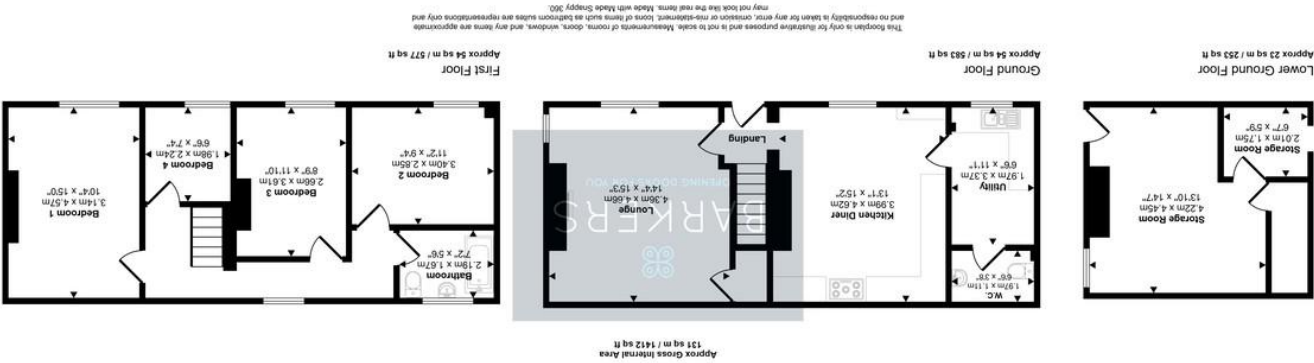
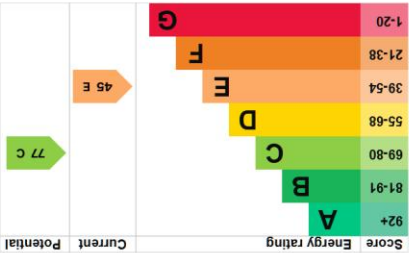


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general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



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- LOUNGE, DINING KITCHEN
- UTILITY ROOM, CLOAKS/W.C.
- BASEMENT CELLAR/STORAGE
- FOUR BEDROOMS
- HOUSE BATHROOM



Full Description

Offered for sale is this charming four bedroomed detached character property which offers spacious accommodation and must be viewed to be appreciated. Ideally situated within easy reach of local amenities, bus routes, schools and just minutes from junction 27 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: Entrance hall, lounge, dining kitchen, utility room, W.C., basement cellar, four bedrooms and bathroom. Externally there is a driveway which provides private parking, garage and a low maintenance garden.

ENTRANCE HALL

An external door leads into the entrance hall which has tiled flooring and doors lead to the lounge and dining kitchen.

LOUNGE

15' 3" x 14' 4" (4.65m x 4.37m)

This spacious room has a wood burner inset into the chimney breast and a door leads down to the basement cellar rooms.

DINING KITCHEN

15' 2" x 13' 1" (4.62m x 3.99m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling, 'Rangemaster' cooker with a chimney style extractor over, plate rack and feature glass display cabinets. A door leads into the utility room.

CLOAKS/W.C

Fitted with a W.C.and wash basin inset into a vanity unit.

UTILITY ROOM

11' 1" x 6' 6" (3.38m x 1.98m)

Fitted with a range of wall and base units with complementary work surfaces, inset 1 1/2 bowl sink with a mixer tap, plumbing for a washing machine and dishwasher and space for a tumble dryer. Tiled flooring and a door leads to the W.C.

STORAGE ROOM/CELLAR

13' 10" x 14' 7" (4.22m x 4.45m)

Suitable for a variety of uses and currently used as a gym/storage.

CELLAR

6' 7" x 5' 8" (2.01m x 1.75m)

Separate cellar area.

FIRST FLOOR LANDING

Doors lead to four bedrooms and the house bathroom.

BEDROOM ONE

15' 0" x 10' 4" (4.57m x 3.15m)

Spacious double room.

BEDROOM TWO

11' 2" x 9' 4" (3.4m x 2.84m)

Double room.

BEDROOM THREE

11' 10" x 8' 9" (3.61m x 2.67m)

Double room.



BEDROOM FOUR

7' 4" x 6' 6" (2.24m x 1.98m)

Single room.

BATHROOM

7' 2" x 5' 6" (2.18m x 1.68m)

Fitted with a three piece suite which comprises of a bath with shower over, W.C. and wash basin inset into a vanity unit. Laminate flooring, tiled walls and a heated chrome towel radiator.

EXTERIOR

Externally there is a driveway which provides private parking, garage and a low maintenance garden.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - C

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

