



9 Longburgh Close, Hoole

£315,000 Freehold

3 BEDROOM SEMI DETACHED HOME • SOUGHT AFTER HOOLE • WELL APPOINTED THROUGHOUT • SMALL CUL-DE-SAC • PARKING FOR 2 CARS • GOOD SIZED ATTRACTIVE REAR GARDEN • EARLY VIEWING ADVISED • MODERN BESPOKE FITTED KITCHEN • IDEAL FAMILY HOME CLOSE TO EXCELLENT SCHOOLING

Modern three bedroom semi in sought after Hoole cul-de-sac. Bespoke kitchen, spacious living, parking for two cars. Close to schools, shops, and transport.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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Location

The property is set on sought after Hoole Lane within very popular suburb of Hoole. The City Centre is within walking distance and well served by public transport. Hoole itself has a huge array of high quality shops, restaurants and bars that make it so popular within the City. Access to the main road network is simple.

Hallway

Accessed via a composite front door and with a radiator.

Living Room

14' 5" x 11' 11" (4.39m x 3.63m)

Radiator, UPVC double glazed window and understairs cupboard.

Kitchen/Diner

15' 7" x 8' 8" (4.75m x 2.64m)

A very well appointed bespoke fitted kitchen with a range of fitted floor and wall units. 1 1/2 bowl sink unit. Integral fridge/freezer, dishwasher and washing machine. 4 ring gas hob, oven and grill. Partly tiled walls, vertical radiator, recessed spotlights and LVT floor. UPVC double glazed French doors to the rear garden and 2 UPVC double glazed windows.

Landing

Loft access and UPVC frosted double glazed window.

Bedroom One

14' 1" x 8' 11" (4.29m x 2.72m)

With radiator and UPVC double glazed window.

Bedroom Two

9' 9" x 8' 11" (2.97m x 2.72m)

With radiator and UPVC double glazed window.

Bedroom Three

9' 9" x 6' 5" (2.97m x 1.96m)

With radiator, UPVC double glazed window and over stairs cupboard.

Bathroom

5' 5" x 6' 2" (1.65m x 1.88m)

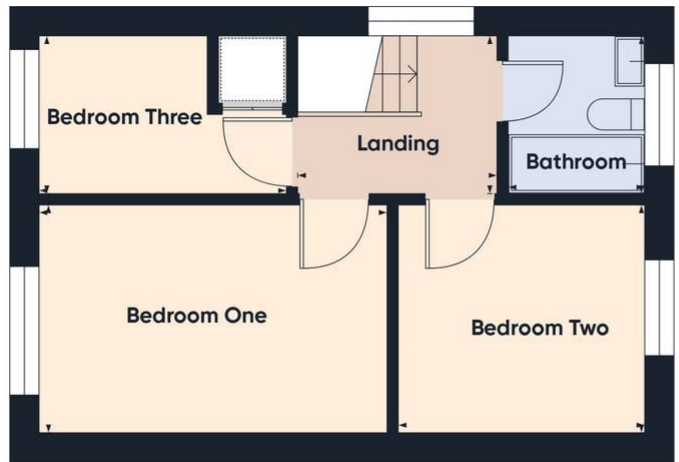
With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Tiled walls, frosted UPVC double glazed window, extractor fan and heated towel rail.

Outside

To the front is a tarmac/ paved drive for two cars and lawn. A gate leads to a good sized attractive garden with lawn, tap and well stocked borders.



Floor 0



Floor 1



Approximate total area⁽¹⁾
64.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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