



Asking Price £215,000

A beautifully renovated and deceptively spacious two double bedroom family home, situated within the ever-popular residential area of Southway and enjoying far-reaching countryside views from the front aspect. Having undergone an extensive programme of refurbishment throughout, this superb home is presented to an exceptional standard and is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, families or investors alike. The accommodation comprises a welcoming entrance hall leading into a bright and spacious lounge with bay window, creating a wonderful living space filled with natural light. To the rear of the property is a stunning newly fitted kitchen/dining room featuring contemporary wall and base units, stylish work surfaces, integrated oven and hob, modern subway tiling and ample space for dining and entertaining, with direct access onto the rear garden. Upstairs, the property offers two generous double bedrooms, both beautifully decorated and benefitting from pleasant outlooks, alongside a newly fitted contemporary family bathroom finished with attractive marble-effect wall panelling, bath with shower over, wash hand basin and WC. Externally, the property enjoys a mature and sizeable rear garden offering excellent outdoor space for families, gardening enthusiasts or those looking to create additional seating and entertaining areas. To the front, the elevated position provides lovely open countryside views across the surrounding landscape. Further benefits include a full electrical re-wire, new boiler, new flooring throughout, newly installed kitchen and bathroom, fresh decoration throughout and double glazing. Early viewing is highly recommended to appreciate the quality, space and location this fantastic home has to offer.

Cliffatford Road, Southway, PL6 6DS

Accommodation Comprises

Ground Floor

Entrance Hall

Welcoming entrance space with access to principal rooms and staircase rising to first floor.

Lounge – 4.85m x 3.23m (15` 11" x 10` 7")

Bright and spacious reception room with bay window to front elevation enjoying countryside views. Newly carpeted and decorated throughout.

Kitchen/Dining Room – 3.54m x 4.18m (11` 7" x 13` 9") max into recess

Recently fitted contemporary kitchen comprising matching wall and base units, contrasting work surfaces, inset sink and drainer, integrated oven, gas hob with extractor over, tiled splashbacks and ample dining space. Door leading to rear garden.

First Floor

Landing

Providing access to bedrooms and bathroom.

Bedroom One – 4.85m x 3.24m (15` 11" x 10` 7")

Generous double bedroom with pleasant outlook and newly fitted carpets.

Bedroom Two – 3.05m x 3.13m (10` 0" x 10` 3") excluding wardrobe

Further spacious double bedroom overlooking the front aspect with countryside views.

Bathroom

Newly fitted modern suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin, low level WC, heated towel rail and contemporary wall finishes.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
37	
England & Wales	
EU Directive 2002/91/EC	



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

