




-  Extended Semi Detached House
-  Three Bedrooms
-  Bathroom & Shower Room

-  Fitted Kitchen/Dining Room
-  Double Garage & Parking
-  Private Rear Garden

**Price: Offers in Excess of £249,500** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this extended and beautifully presented, three bedroom family home which is very well placed for accessing local shops and a number of very well regarded schools.

The upvc double glazed and gas centrally heated accommodation has been much improved by the current owners and briefly comprises: Hall, Living Room, Kitchen/Dining Room, Utility and Shower Room to the ground floor with three Bedrooms and Bathroom to the first.

Outside, the front garden has been block paved in a herringbone style to provide off road parking for a number of vehicles. The rear garden is mainly paved for ease of maintenance with some mature borders and a detached double garage.

Scarisbrick New Road forms part of a popular residential area providing convenient access to local schools together with King George V 6th form college. Public transport facilities to the town centre are also readily accessible.



## GROUND FLOOR:

### Hall

**Shower Room** - 2.36m x 1.17m (7'9" x 3'10")

**Living Room** - 8.66m into bay x 3.89m overall (28'5" x 12'9")

**Kitchen-Dining Room** - 5.92m x 3.51m (19'5" x 11'6")

**Utility** - 2.36m x 2.31m (7'9" x 7'7")

## First Floor:

### Landing

**Bedroom 1** - 4.22m into bay x 3.38m (13'10" x 11'1")

**Bedroom 2** - 3.68m x 3.38m (12'1" x 11'1")

**Bedroom 3** - 2.46m x 2.44m (8'1" x 8'0")

**Bathroom** - 2.46m x 2.44m (8'1" x 8'0")

**Outside:** The front garden has been block paved in a herringbone style to provide off road parking for a number of vehicles. The rear garden is mainly paved for ease of maintenance with some mature borders and a detached double garage.

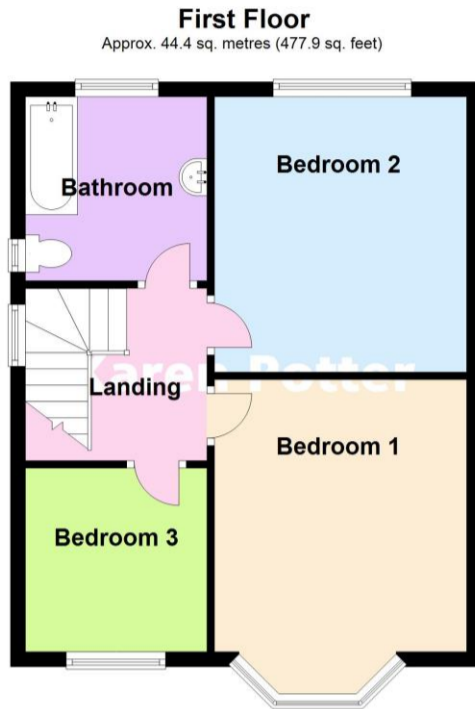
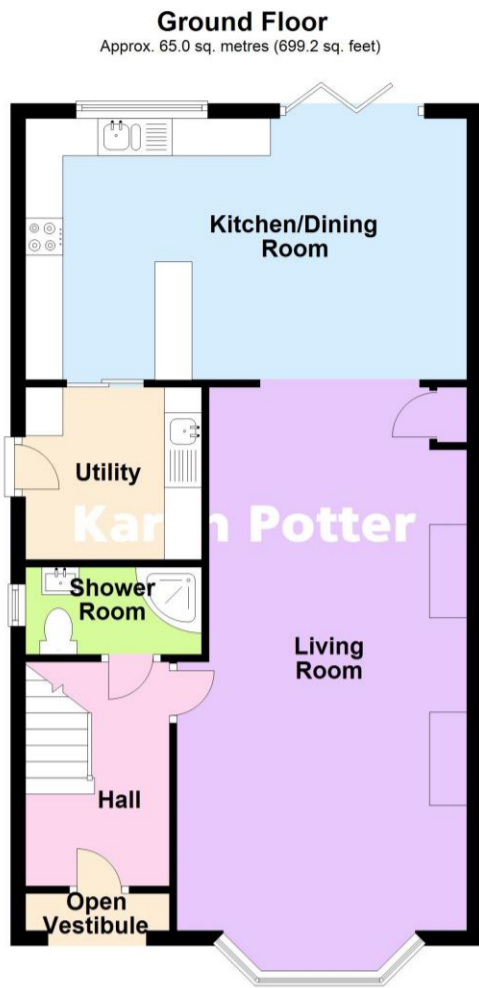
**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C

**Tenure:** The UK Government land and property information website shows the tenure to be Freehold.

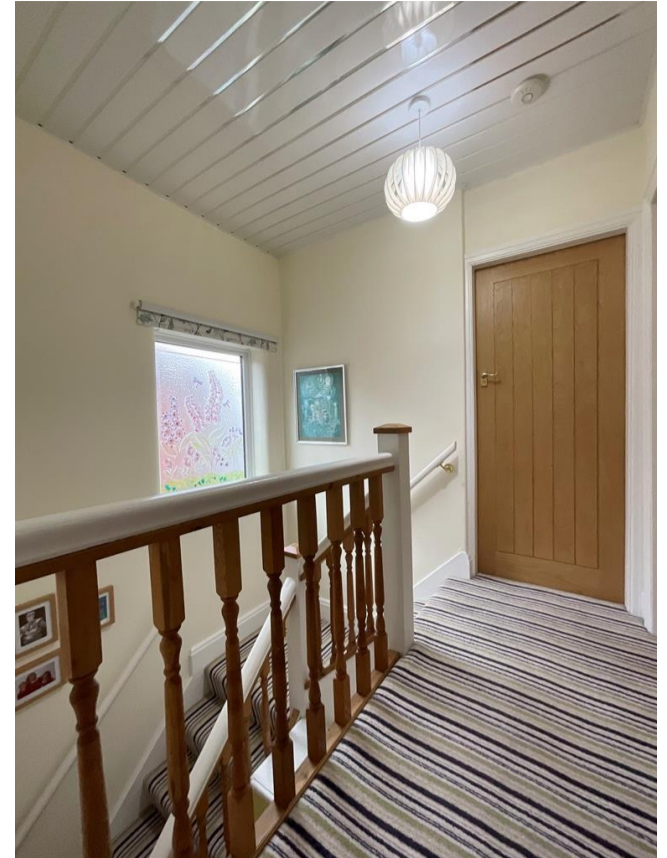
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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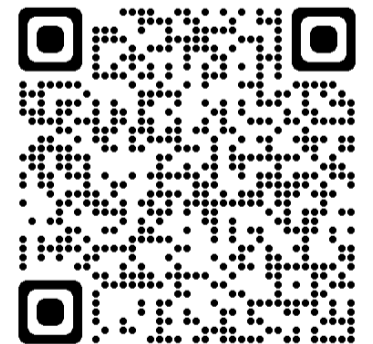




Total area: approx. 109.4 sq. metres (1177.1 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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