



-  **Fantastic Semi Detached Family Home**
-  **Three Bedrooms**
-  **Two Reception Rooms**

-  **Gardens and Parking**
-  **NO CHAIN**
-  **Inspection Recommended**

Price: £249,950 Subject to Contract

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





An early inspection is recommended of this well proportioned, semi detached family house which is located within a popular residential area, well placed for accessing a number of highly regarded schools.

Offered for sale with no onward chain, the gas centrally heated and upvc double glazed accommodation would benefit from some general updating and briefly comprises: Entrance Vestibule, Hall, Front Lounge, Dining Room, Fitted Kitchen, Utility Room and WC/Cloakroom to the ground floor with three Bedrooms, Shower Room and separate WC to the first floor.

Outside, there are established gardens to the front and rear, the front incorporating driveway. The rear garden is a particular feature of the property with patio, shaped lawn and established borders.

Preston New Road leads towards the many amenities of both Crossens and Churchtown Villages with local transport facilities to the town centre are readily accessible.



Ground Floor:

Porch

Hall

Living Room - 3.86m x 2.99m (12'7" x 9'9") into bay

Kitchen - 4.25m x 2.42m (13'11" x 7'11")

Utility Room - 2.26m x 1.39m (7'4" x 4'6")

Dining Room - 3.96m x 3.6m (12'11" x 11'9")

Cloakroom/WC - 1.8m x 1.04m (5'11" x 3'5") Overall

First Floor:

Bedroom 1 - 3.91m x 4.29m (12'9" x 14'1") into bay

Bedroom 2 - 3.94m x 3.6m (12'11" x 11'9") into wardrobe

Bedroom 3 - 3.94m x 2.42m (12'11" x 7'11")

Shower Room - 2.69m x 2.12m (8'9" x 6'11")

WC - 1.83m x 1.04m (6'0" x 3'5")

Outside

Outside, there are established gardens to the front and rear, the front incorporating driveway. The rear garden is a particular feature of the property with patio, shaped lawn and established borders. There is a detached workshop which is currently being used as a storage facility however has the potential to be used as a home office, gym or entertainment room.

Council Tax

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

Tenure

Freehold

Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband

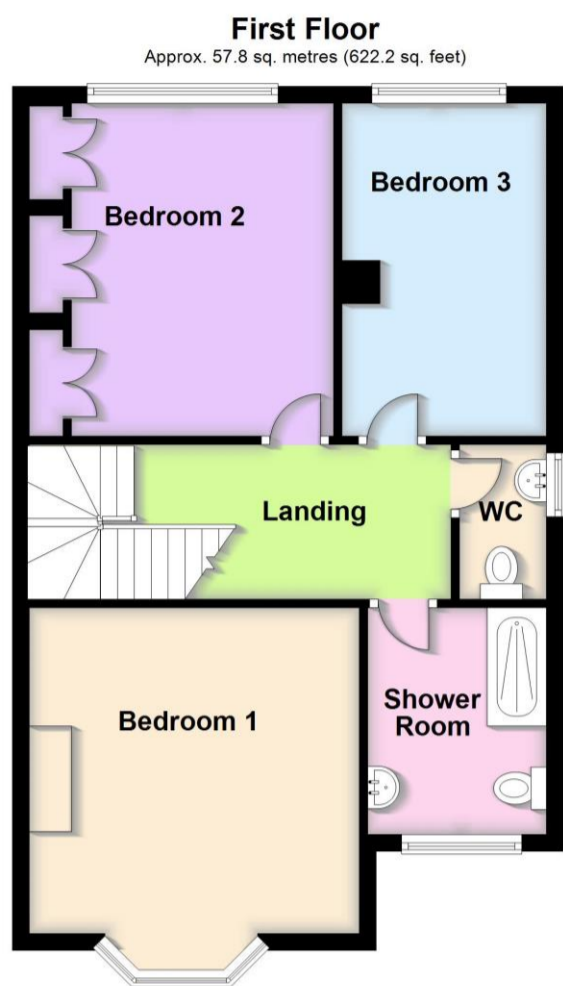
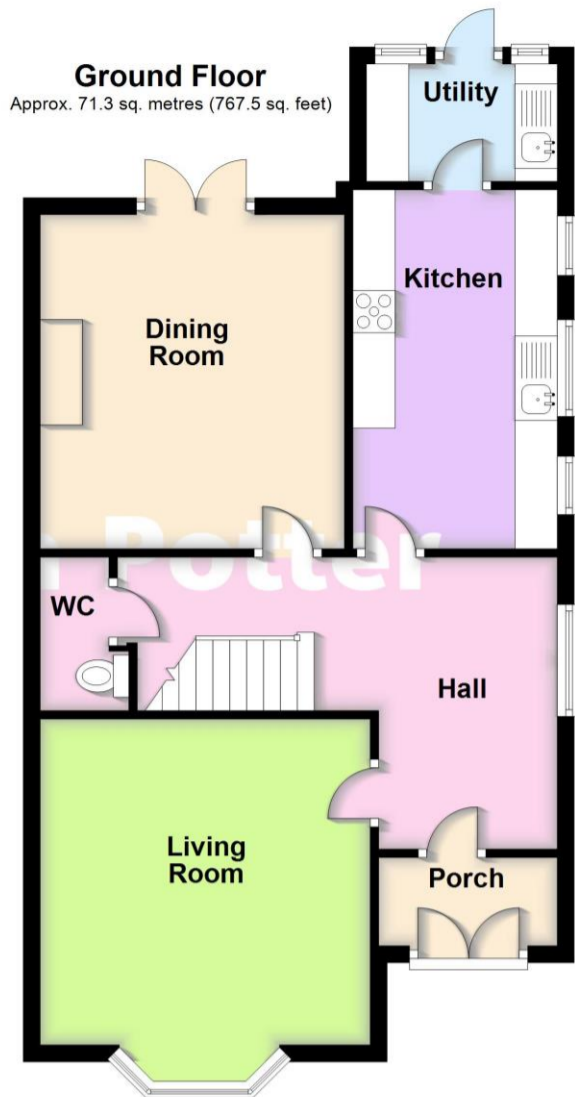
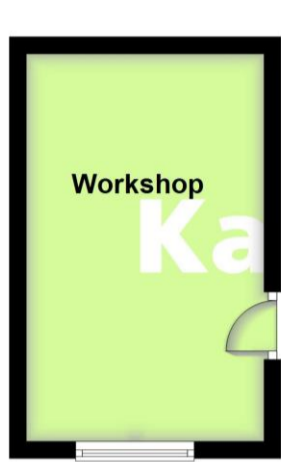
Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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. 129.1 sq. metres (1389.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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