



-  Extended Semi Detached House
-  Four Bedrooms - One En-Suite
-  Accommodation Across Three Floors

-  Garage & Parking
-  Inspection Highly Recommended
-  No Chain!

Price: £360,000 Subject to Contract

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





An early inspection is highly recommended of this beautifully presented, extended and much improved family house, occupying a much sought after Churchtown position and offered for sale with no onward chain.

Installed with gas central heating and double glazing, the well presented accommodation is arranged over three floors briefly comprising: Hall, Cloaks/WC, front Living Room, rear Lounge, Conservatory and fitted Kitchen to the ground floor with three Bedrooms and family Bathroom on the first floor. A loft conversion provides a further Bedroom with En-Suite Shower Room.

Outside, there are attractive gardens to front and rear, the front incorporating block paved driveway to provide off road parking, the rear having paved patio area, shaped lawn and well stocked borders. The former garage measuring 4.76m (15'8") x 2.22m (7'3") has been adapted to provide a useful Garden Room or Play Room.

Kings Hey Drive is conveniently located for access to the many amenities of Churchtown Shopping Village and there are a number of schools readily accessible.



Ground Floor:

Hall

Cloaks/WC - 2.08m x 1.35m (6'10" x 4'5")

Living Room - 3.63m x 3.53m (11'11" x 11'7")

Lounge - 4.55m x 3.53m overall (14'11" x 11'7")

Conservatory - 4.55m x 2.39m (14'11" x 7'10")

Kitchen - 4.19m x 2.51m overall (13'9" x 8'3")

First Floor:

Landing

Bedroom 1 - 3.66m plus bay x 3.53m (12'0" x 11'7")

Bedroom 2 - 3.76m x 3.45m (12'4" x 11'4")

Bedroom 3 - 2.26m x 2.08m (7'5" x 6'10")

Bathroom - 2.95m overall x 2.26m (9'8" x 7'5")

Second Floor:

Landing

Bedroom 4 - 5.33m x 4.14m (17'6" x 13'7")

En-Suite - 2.13m x 1.14m (7'0" x 3'9")

Outside:

There are attractive gardens to front and rear, the front incorporating block paved driveway to provide off road parking, the rear having paved patio area, shaped lawn and well stocked, mature borders. The former garage, measuring 4.76m (15'8") x 2.22m (7'3"), is a useful space with pedestrian door to front.

Council Tax:

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

Tenure:

Freehold

Mobile Phone:

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

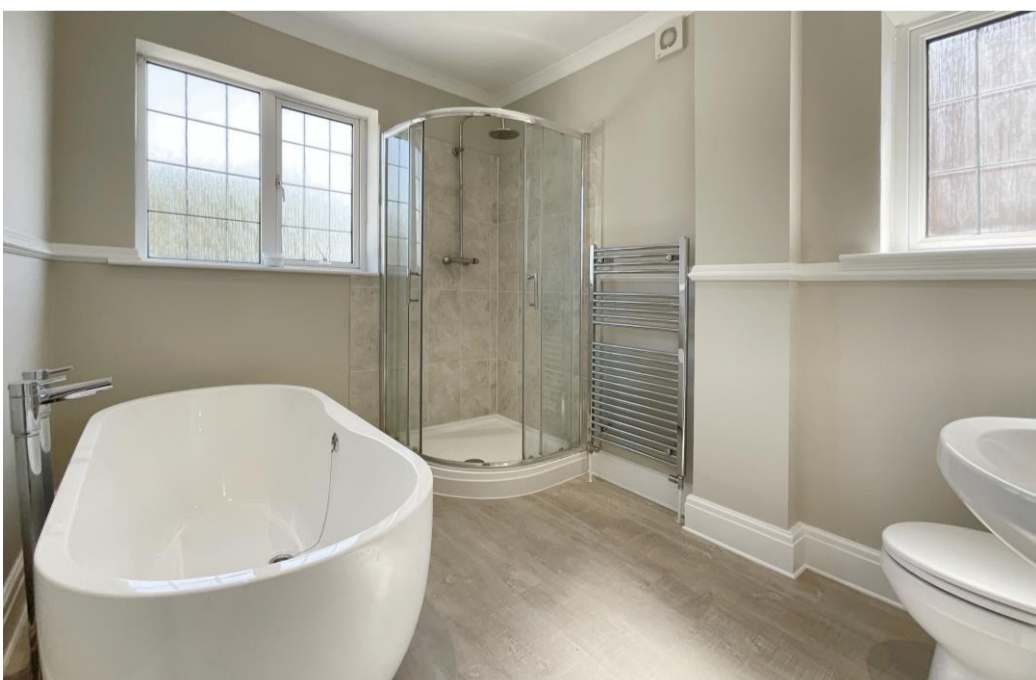
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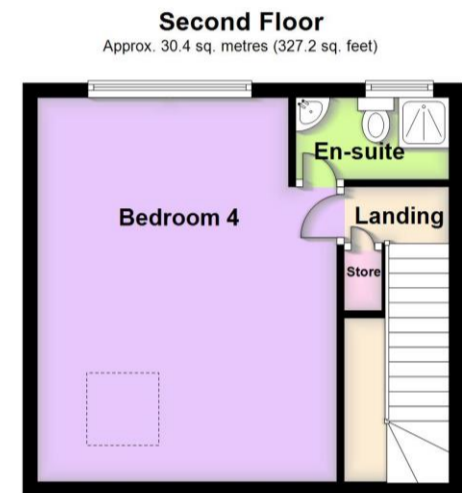
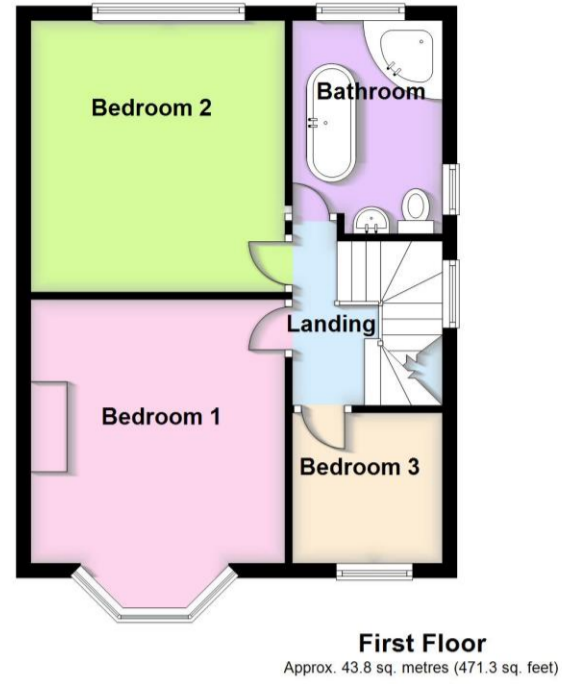
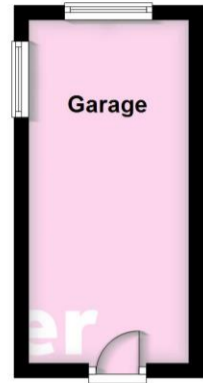
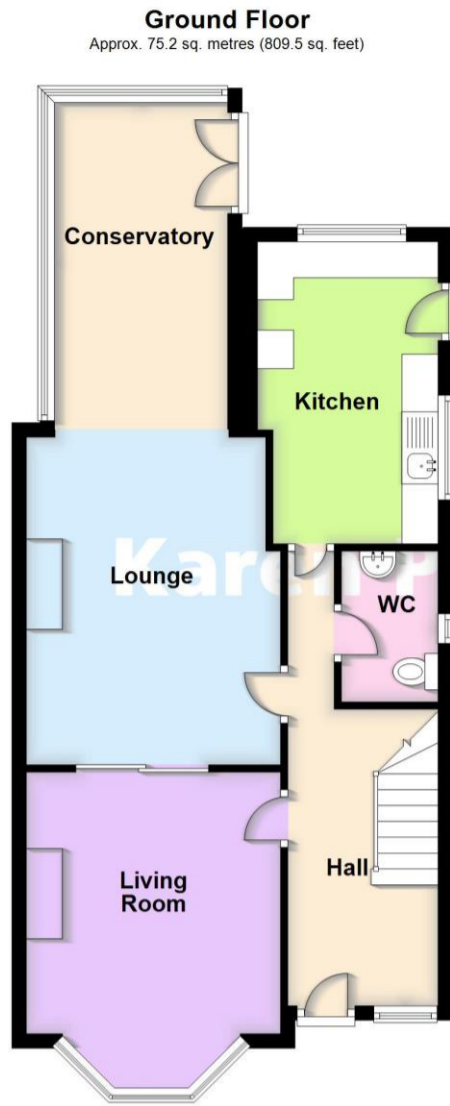
Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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. 149.4 sq. metres (1608.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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