





PROPERTY DESCRIPTION

Newly built in 2021, this immaculately and tastefully furnished home is an end property in a short row of three, set on a small, extremely desirable development of stone built houses, which are located off Manchester Road. Presented to a very high standard, which include upgrades from the original specification, this exceptional abode is highly recommended for an internal viewing in order to appreciate the many appealing attributes it has to offer. Providing nicely proportioned living space, this stunning abode is situated within easy reach of the town centre shops and other amenities, with the beautiful open countryside surrounding the area also close by.

FEATURES

- Stunning, Stone Built, End Townhouse
- Small Development Built in 2021
- High Standard of Finish & Specification
- Immaculately & Tastefully Presented
- Hallway & Charming, Spacious Living Rm
- Fabulous Ftd Dining Kit inc. Appliances
- Utility Rm & GF WC - PVC DG & GCH
- 3 Good Sized Bedrms - 2 with W'robes
- Fully Tiled Bathrm with Shwr over Bath
- 2 Parking Spaces & Delightful Garden
- Many Desirable & Impressive Attributes
- Early Viewing Strongly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Composite entrance door. Radiator and oak finish internal door opening into the living room.

Living Room

15' 3" x 12' 8" plus recess (4.65m x 3.86m plus recess)

This delightful, spacious room is laid with wood finish laminate flooring, which extends through to the dining kitchen, and has a double glazed window, radiator and an open staircase to the first floor, with an under-stairs storage cupboard, in which is an electric light.

Dining Kitchen

12' 3" plus recess x 11' 6" (3.73m plus recess x 3.51m)

The superb kitchen allows ample space for a dining table and has pvc double glazed sliding patio doors opening out to the delightful garden at the rear. It is stylishly furnished with modern shaker style units and drawers, Quartz worktops, with matching upstands and tiled splashbacks, and a one and a half bowl sink, with a mixer tap. The kitchen is also equipped with a range of built-in appliances, namely a Neff electric oven, a Neff microwave and a Neff induction hob, with an extractor hood over, as well as an integral dishwasher and fridge/freezer. Radiator and downlights recessed into the ceiling.

Utility Room

This useful room has plumbing for a washing machine, a worktop and display shelving

Ground Floor W.C

Always an asset in any home, fitted with a two piece white suite, comprising a w.c. and a wash hand basin. PVC double glazed, frosted glass window, radiator, tiled floor and downlights recessed into the ceiling.

First Floor

Landing

Access, via a folding wooden ladder, to the partly boarded loft space.

Bedroom One

13' 9" to wardrobe fronts x 10' 9" into recess (4.19m to wardrobe fronts x 3.28m into recess)

Benefitting from the pleasant outlook from the front, this spacious double room has built-in wardrobes, incorporating a shelved cupboard, an additional storage cupboard, which also houses the gas condensing combination central heating boiler, two double glazed windows and a radiator.

Bedroom Two

10' 6" plus recess x 8' 6" (3.20m plus recess x 2.59m)

This second double room has a radiator and a pvc double glazed window, overlooking the garden at the rear.

Bedroom Three

8' 9" x 6' 8" (2.67m x 2.03m)

This decent sized single room has a pvc double glazed window, radiator and built-in wardrobe.

Bathroom

Fully tiled and tastefully furnished with a three piece white suite, comprising a bath, with a shower over and glazed shower screen, a w.c. and a wash hand basin, with drawers below and a vanity mirror above. Tiled floor, chrome finish radiator/heated towel rail and downlights recessed into the ceiling.

Outside

Front

Pretty chopped slate covered garden, planted with shrubs and a stone flagged path. External light. There are two designated parking spaces included with the property, which are located opposite the front of the house.

Rear

A particularly desirable and alluring attribute of this charming, immaculately presented home is the enclosed, split level garden at the rear. The lower level is laid with attractive Indian stone flags, providing a sizeable patio or play area for children, and the upper level is stocked with a lovely variety of shrubs and flowering plants. There is substantial timber fencing down either side of the garden and a mature hedge at the top, providing a reasonable amount of privacy, a cold water tap and external light.

Directions

From our office, proceed to the end of Church Street and round the sweeping left hand bend into Manchester Road. Continue up the hill, then turn right immediately before the Greyhound Pub and proceed down the side of the Pub into Crowfoot Fold.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

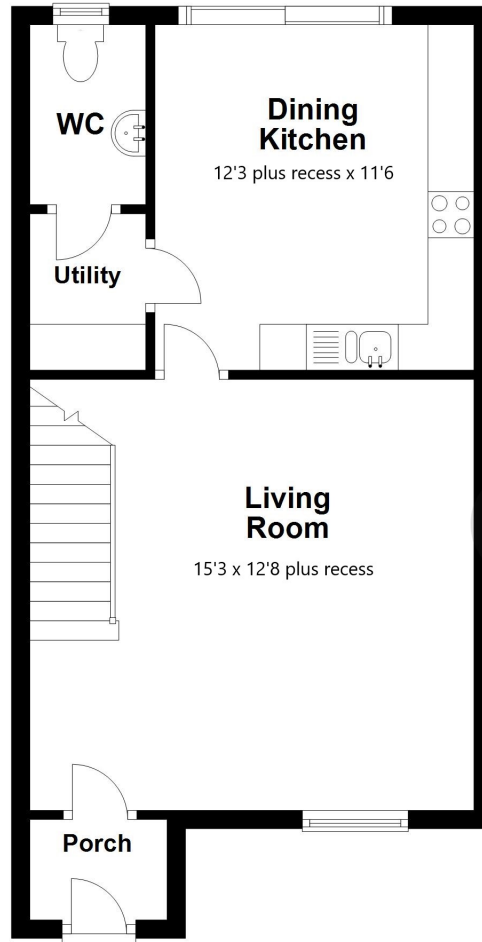
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

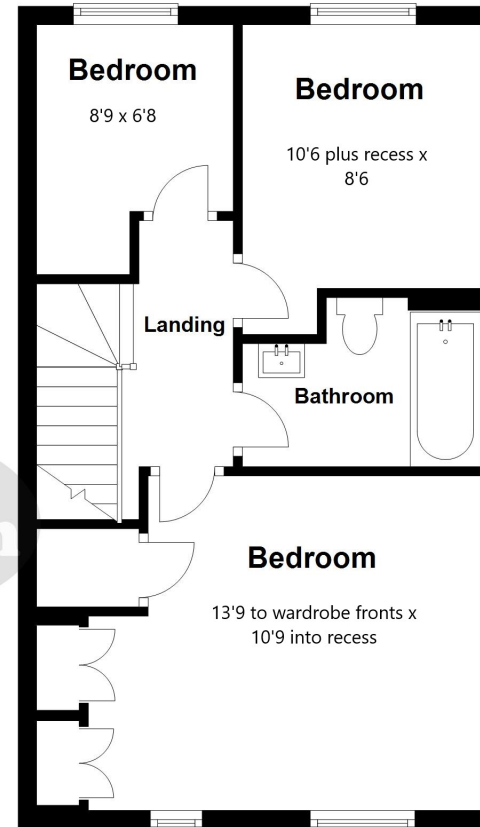
Ground Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 82.5 sq. metres (887.6 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

