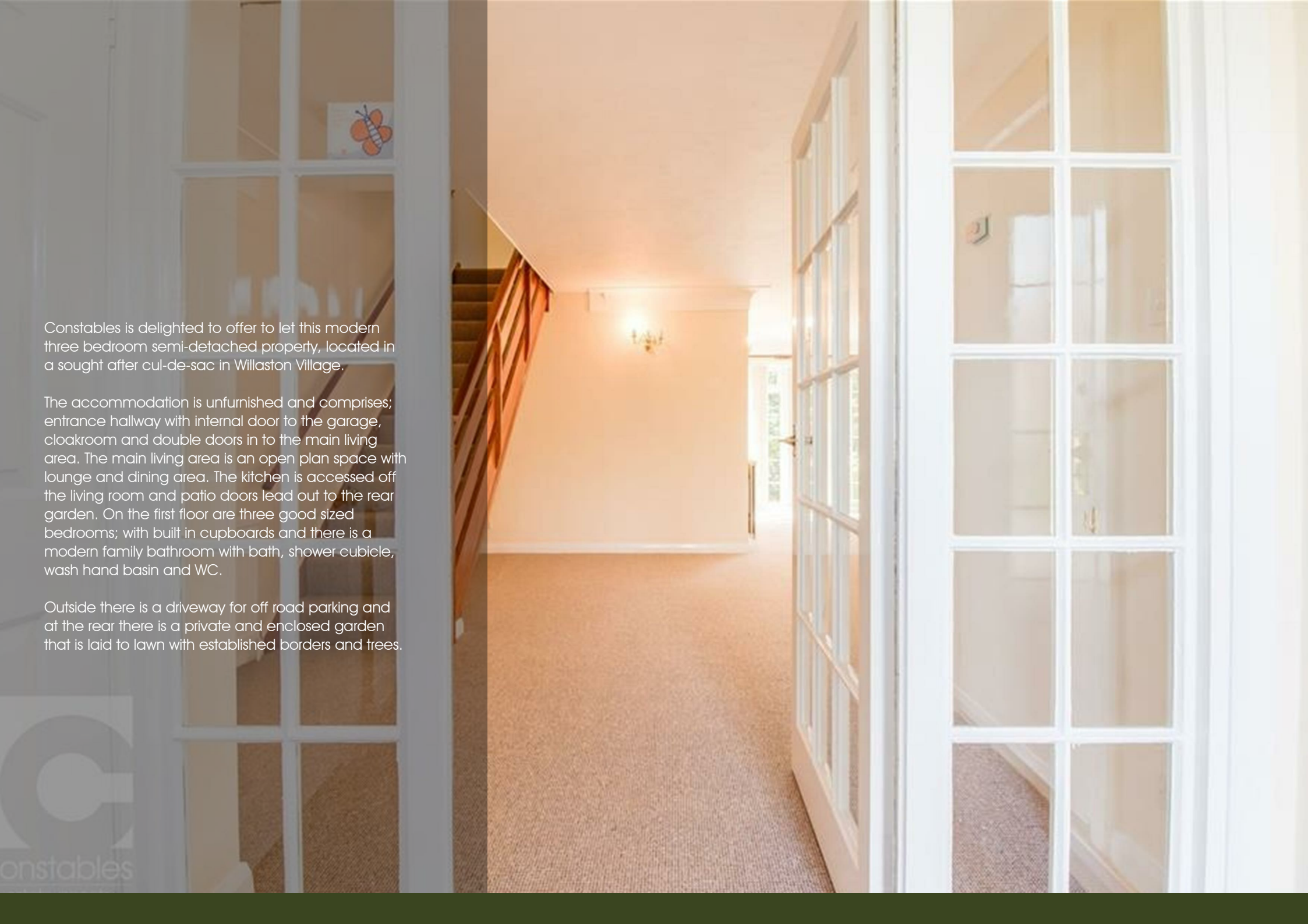




Constables
SALES & LETTINGS

Old Farm Close , Willaston

£1,200 Per Month



Constables is delighted to offer to let this modern three bedroom semi-detached property, located in a sought after cul-de-sac in Willaston Village.

The accommodation is unfurnished and comprises; entrance hallway with internal door to the garage, cloakroom and double doors in to the main living area. The main living area is an open plan space with lounge and dining area. The kitchen is accessed off the living room and patio doors lead out to the rear garden. On the first floor are three good sized bedrooms; with built in cupboards and there is a modern family bathroom with bath, shower cubicle, wash hand basin and WC.

Outside there is a driveway for off road parking and at the rear there is a private and enclosed garden that is laid to lawn with established borders and trees.



Constables

SALES & LETTINGS

- Modern End Town House
- Contemporary Kitchen & Bathroom
- Central Village Location
- Three Bedrooms
- Enclosed Rear Garden
- Unfurnished
- Open Plan Lounge-Dining Room
- Garage & Driveway

Hallway

UPVC double glazed doors and windows, radiator, doors to cloakroom, garage and lounge.

Cloakroom

Wash hand basin and WC. Double glazed window to front. Radiator.

Lounge/Dining Room

19'9" x 9'10" + 14'10" x 10'2" including stairs (6.02m x 3.00m + 4.52m x 3.10m including stairs) Stairs to first floor and door into the kitchen, double glazed french doors to rear.

Kitchen

9'9" x 8'4" (2.97m x 2.54m) Fitted with wall, drawer and base units with roll edge work surfaces over and tiled splash backs. Inset stainless steel sink and drainer, integrated oven and hob with extractor unit over. Space for

upright fridge-freezer, space and plumbing for washing machine. Double glazed window and door to rear garden and radiator.

Landing

Loft access point.

Bedroom One

11'2" x 13'1" (3.40m x 3.99m) Double glazed windows to front, radiator and built in wardrobe.

Bedroom Two

11'9" x 9'4" (3.58m x 2.84m) Double glazed window to rear, radiator and two built in cupboards; one housing the water cylinder.

Bedroom Three

7'2" x 9'2" max (2.18m x 2.79m max) Double glazed window to front, built in cupboard and radiator.

Bathroom


7'1" x 7'2" (2.16m x 2.18m)

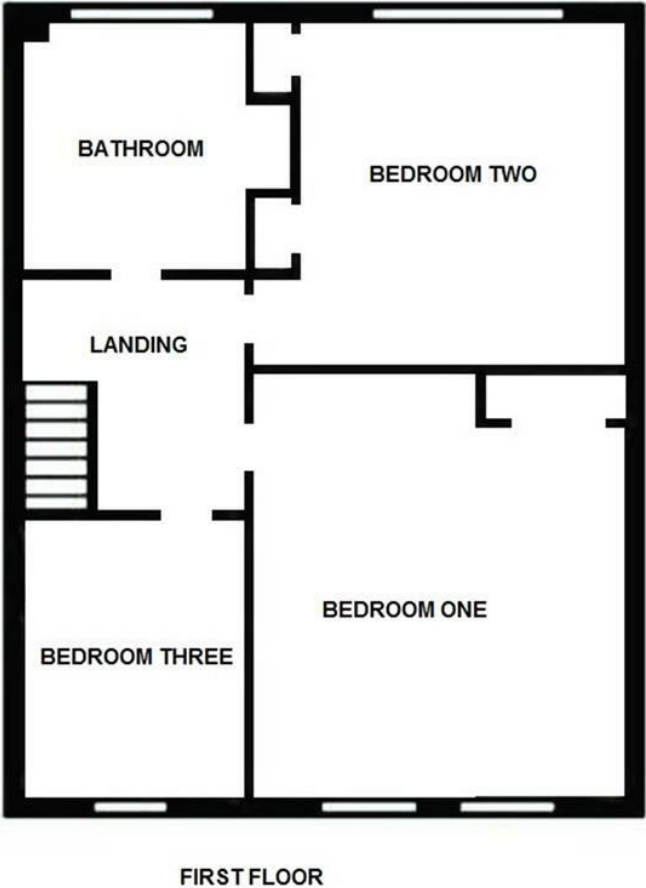
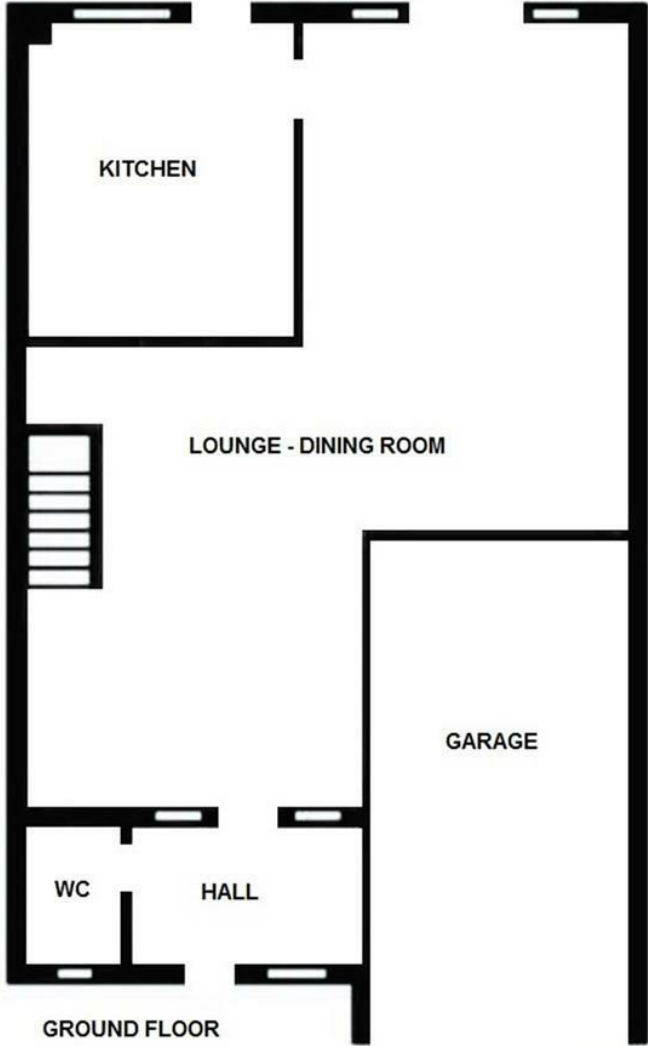
Fitted with a white suite comprising panel enclosed bath, shower cubicle, wash hand basin and WC. Part tiled walls, vinyl flooring, double glazed window and heated chrome towel rail.



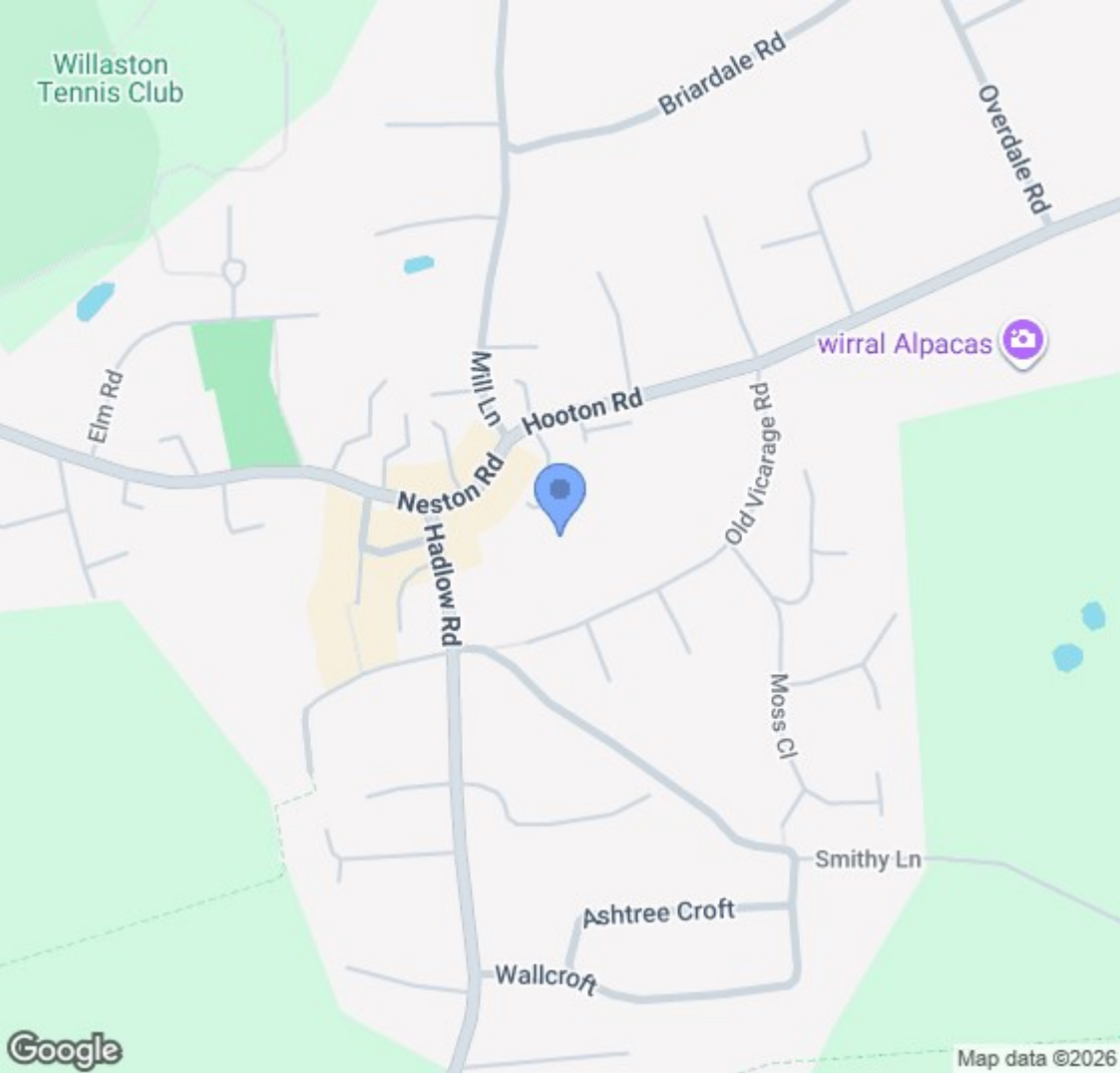
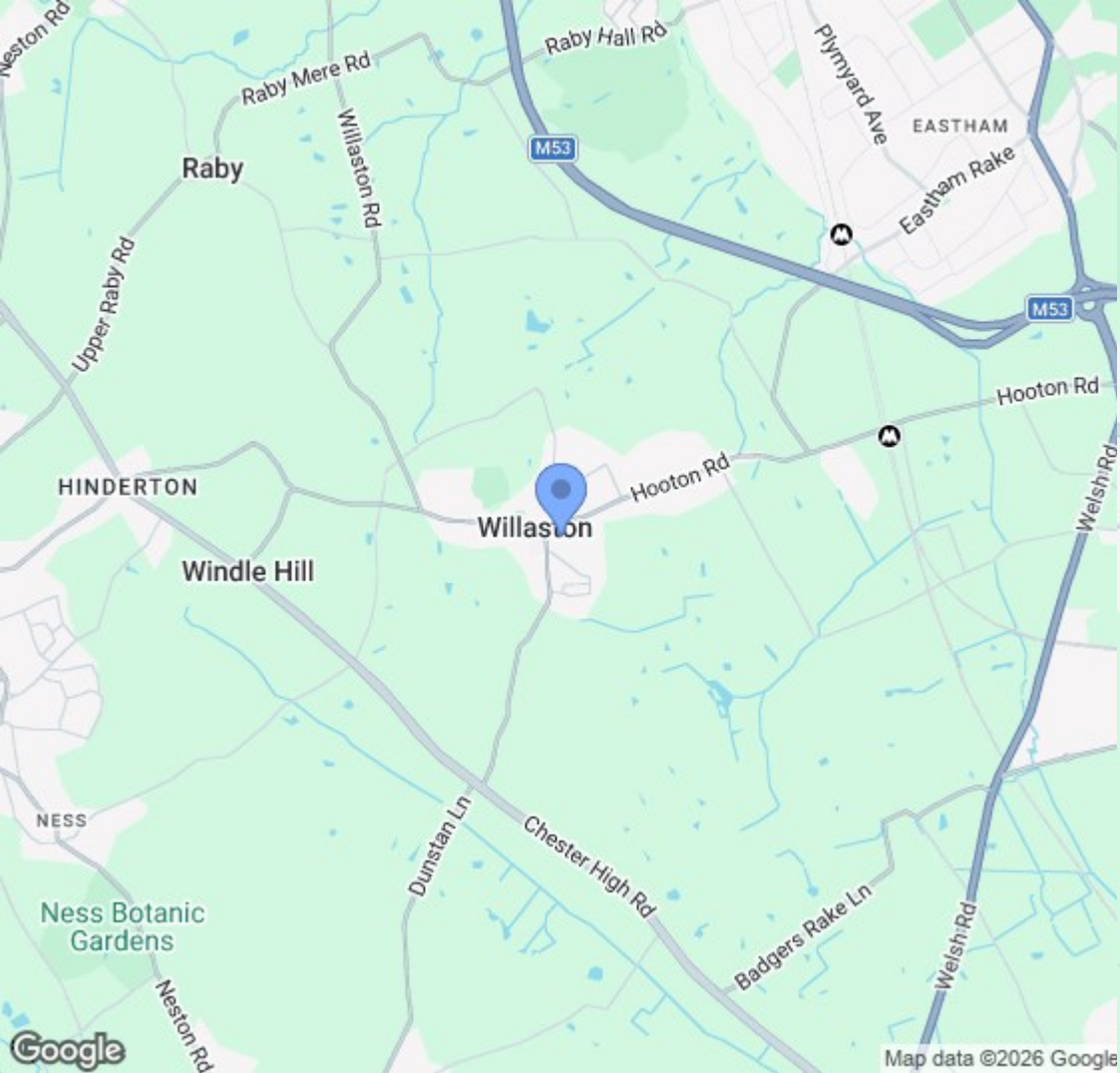


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.
 This plan is for illustrative purpose only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Plan produced using PlanUp.



Location Map

Constables

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