



Willow Crescent, Wrose,

£299,950

**** DETACHED ** THREE BEDROOMS ** LARGE GARDEN PLOT ** CONSERVATORY **
** POPULAR LOCATION ** MODERN HOUSE BATHROOM ** GARAGE ** WELL PRESENTED **
** POTENTIAL TO EXTEND STPP ** VIEWING RECOMMENDED ****

Fantastic opportunity for a young family or someone downsizing to purchase this delightful three bedrooms detached house.

Benefits gas central heating, upvc double glazing and alarm system. Built on a sizeable garden plot and briefly comprises reception hall, lounge, fitted dining-kitchen and conservatory. On the first floor are three bedrooms, house bathroom and loft which is part boarded with two velux skylights. Outside are stunning landscaped gardens, driveway parking, garage and several sheds.

Viewing is highly recommended!



Reception Hall

Radiator.

Lounge

14'2" x 11'3" (4.32m" x 3.43m")

Coal effect gas fire with ornate feature fireplace surround, bay window and radiator.

Dining Kitchen

17'3" x 12'5" (5.26m" x 3.78m")

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven & hob, plumbing for auto washer and dishwasher, radiator and coal effect gas fire set in chimney breast.

Conservatory

Radiator and upvc door leading to rear garden.

First Floor Landing

Bedroom One

12'7" x 9'4" (3.84m" x 2.84m")

Fitted wardrobes & drawers and radiator.

Bedroom Two

12'6" x 9'6" (3.81m" x 2.90m")

Fitted wardrobes and radiator.

Bedroom Three

6'5" x 5'8" (1.96m" x 1.73m")

Radiator.

Bathroom

Modern four piece white suite comprising shower cubicle, panel bath, pedestal wash basin, part tiled and heated towel rail.

Exterior

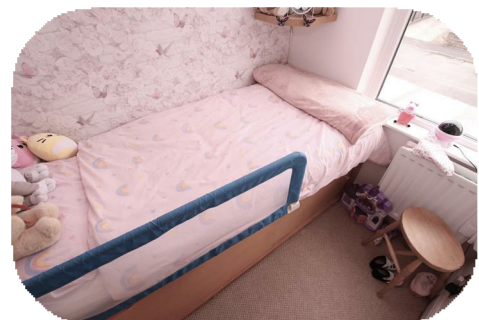
Lawn garden to front with driveway to the side leading to a detached garage. To the rear are large landscaped gardens with lawn and patio.

Council Tax Band

D

Tenure

FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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