

4 Bed Semi-Detached In Albion Hall Old Hall Street, Kearsley, BL4 8ES £369,950





SHORT DESCRIPTION

Property Ref: 14457 New Build A fantastic opportunity to acquire this four bedroom semi-detached family home located in a private gated community with immediate access to motorways. And close proximity to schools, and Farnworth train station. This private development of fourteen houses, with a play area for children, is set behind large electric gates, separating them from the main road. Providing a safe and secure area for the families and their children. At the ground floor this handsome family property enjoys excellent accommodation including an incredible living room, dining room and a modern kitchen across the rear elevation with direct access out to the gardens through a bifold door. To the first floor three bedrooms can be found, along with a beautifully fitted bathroom. The second floor includes the master bedroom with an en-suit, with plenty of storage area. The kitchen has been fitted with a range of stunning units, whilst the bathrooms are fitted with high quality white suites, tiles and fitments. The driveway provides a large parking area, along with access to an integral garage. To the rear the gardens are lawned with a large patio directly to the rear of the house, ideal for alfresco dining.. Accommodation in Brief: • Dining room / kitchen • Living room • Garage • Principal bedroom with dressing room and en-suite • Three further bedrooms (one en-suite) • Family bathroom • South aspect on front elevation... Ground floor = 40.19 sqm - 432.6 sqft First Floor = 35 sqm - 376.7 sqft Second Floor = 30 sqm - 322 sqft total = 105.19 sqm - 1132 sqft Heating Type: Electric / Heat Pump, Double Glazing Chain Free: New Build Property Type: Semi-detached Full selling price: £369950.00 Pricing Options: Fixed Price Tenure: Freehold Outside Space: Communal Garden, Front Garden, Rear Garden Parking: Garage, Driveway Heating Type: Solar Powered, Double Glazing Chain Free: Chain Free Possession of the property: Self-Occupied For viewing arrangement, please get in touch with 99home . *Pictures displayed are sample photos of another property within this development. Please contact us to view the exact!* -----

4

Bed Room(s)

3

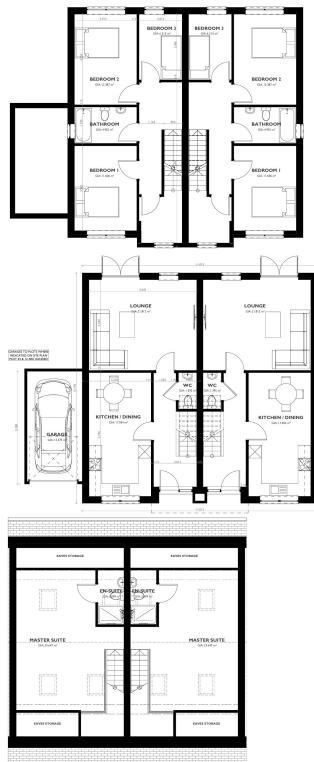
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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