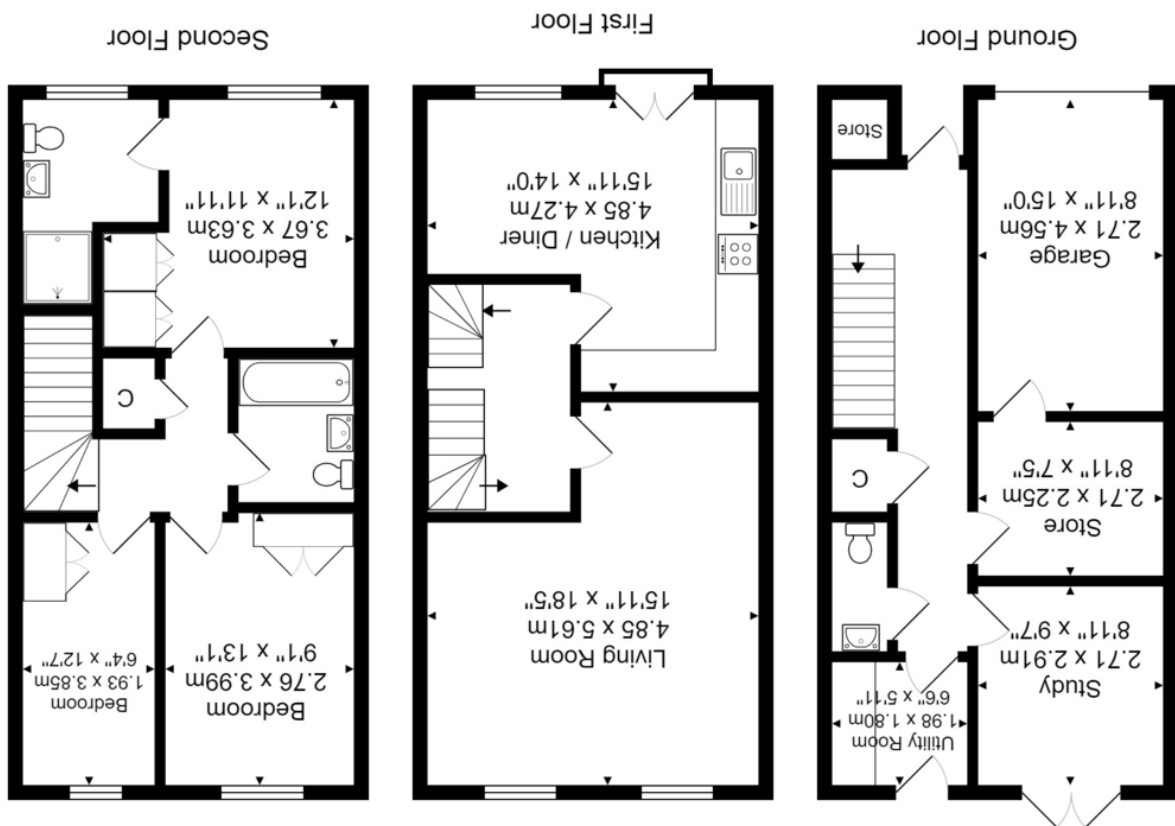


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

85 | B
72 | C

Total Area: 144.7 m² ... 1558 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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BARKERS
OPENING DOORS FOR YOU



16 Field Park Grange

Gildersome, LS27 7WQ

Offers in Excess of £295,000

- IMMACULATE MID TOWNHOUSE
- DRIVEWAY, GARAGE & GARDEN
- ENTRANCE HALL, CLOAKS/W.C
- UTILITY ROOM, STORE ROOM/WORKSHOP
- GROUND FLOOR DOUBLE BEDROOM
- LOUNGE, DINING KITCHEN
- THREE FURTHER DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- HOUSE BATHROOM
- EPC - C



Full Description

DESCRIPTION

Offered for sale is this immaculate FOUR bedroomed mid townhouse which occupies a quiet cul de sac position and must be viewed to appreciate the spacious accommodation on offer. Conveniently situated close to local schools, amenities, bus routes and just minutes from junction 27 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, cloaks/W.C., utility room, store room/work shop at the rear of the integral garage, ground floor double bedroom, lounge, dining kitchen, three further double bedrooms, en-suite shower room and bathroom. Externally there is a driveway which provides private parking, integral garage and an enclosed rear garden.

ENTRANCE HALL

An external door leads to the entrance hall which has a useful under-stairs storage cupboard and doors lead to the cloaks/W.C., ground floor bedroom, utility room and into the integral garage.

CLOAKS/W.C

Fitted with a two piece white suite which comprises of a W.C. and wash basin. There is laminate flooring and an extractor fan.

UTILITY ROOM

6' 6" x 5' 11" (1.98m x 1.8m)

Fitted with wall and base units with complementary work surfaces and an inset stainless steel sink. Tile effect laminate flooring, plumbing for a washing machine and a part glazed door leads to the rear garden.

GROUND FLOOR BEDROOM FOUR

9' 7" x 8' 11" (2.92m x 2.72m)

Double room with French doors leading to the rear garden.

INTEGRAL GARAGE

The garage has been split into two parts. The rear is a useful store room /workshop with a door leading into the garage which can still accommodate a car.

FIRST FLOOR LANDING

Doors lead to the lounge and dining kitchen. A staircase leads to the first floor landing.

LOUNGE

18' 5" x 15' 11" (5.61m x 4.85m)

Spacious L-shaped room with the benefit of two windows providing plentiful natural light.

DINING KITCHEN

15' 11" x 14' 0" (4.85m x 4.27m)

This L-shaped room has a range of modern wall and base units with complementary work surfaces, an inset sink with a mixer tap and splash back tiling. Electric double oven and gas hob with a chimney style extractor over, integrated dishwasher and an integrated fridge/freezer. Feature Juliette style balcony, luxury vinyl tick flooring and inset spotlights to the ceiling.

SECOND FLOOR LANDING

Doors lead to three double bedroom and the house bathroom.

BEDROOM ONE

12' 1" x 11' 11" (3.68m x 3.63m)

Double room with fitted wardrobes to one wall and a door leads to the en-suite shower room.



EN-SUITE SHOWER ROOM

Fitted with a three piece white suite which comprises of a double shower cubicle, wash basin and W.C. Vinyl flooring and part tiled walls.

BEDROOM TWO

13' 1" x 9' 1" (3.99m x 2.77m)

Double room with built-in wardrobes.

BEDROOM THREE

12' 7" x 6' 4" (3.84m x 1.93m)

Double room with built-in wardrobes.

FAMILY BATHROOM

Fitted with a modern three piece white suite which comprises of a bath with a mixer shower tap, wash basin and W.C. Tiled walls and flooring and an extractor fan.

EXTERIOR

To the front of the property there is a driveway which provides private parking and leads to the integral garage. At the rear there is an enclosed garden with a stone paved patio area, artificial lawn and a summerhouse with power and light.

DIRECTIONS

From our Birkenhead office turn left on Whitehall Road and at the roundabout take the third exit onto the bypass. At the end bear left onto Gelderd Road and after a short while turn left into Field Park Grange. The property can be found on the right hand side.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - D

