



74 MOORCROFT ROAD, HUTTON

ASKING PRICE OF £295,000

COUNCIL TAX BAND D

COOKE & CO
your local property expert

PROPERTY FEATURES

- THREE BED DETACHED HOUSE
- LONG GALLEY KITCHEN
- DOUBLE GLAZED WINDOWS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- GARAGE

74 MOORCROFT ROAD, BS24 9SE



ENTRANCE HALL

Double glazed sliding doors leading to porch.
Wooden door leading into hallway, staircase to first floor, wall fitted radiator.

LOUNGE

14' 5" x 10' 9" (5.54m x 3.28m) Double glazed windows to the front, fitted with a brick gas fire and fitted wall radiator.

DINING ROOM

10' 2" x 9' 5" (3.1m x 2.87m) Laminate flooring, double glazed sliding door to rear garden, fitted with a wall radiator.

GALLEY KITCHEN

20' 6" x 6' 9" (6.25m x 2.06m) Gas hob, electric oven, extractor fan, equipped with wall and base units.

Marble effect worktops, single sink and drainer.
Space for all white goods; Dishwasher, washing machine, tumble drier.

Double glazed frosted door to side and garage.
Storage cupboard which houses boiler.

BEDROOM ONE

14' 4" x 10' 3" (4.37m x 3.12m) Double glazed window to front offering great views.
Wall mounted radiator.

BEDROOM TWO

10' 5" x 10' 4" (3.18m x 3.15m) Double glazed window to the rear, fitted with a wall radiator.

BEDROOM THREE

9' 5" x 6' 5" (4.04m x 3.15m) Double glazed window to the front offering great views, fitted with a wall radiator.

BATHROOM

6' 2" x 5' 9" (2.21m x 3.94m) White modern suit comprising of corner shower, sink in vanity unit, W/C, silver wall towel radiator.
Fitted with a double glazed frosted window to the side.

74 MOORCROFT ROAD, WESTON-SUPER-MARE, BS24 9SE



Council Tax:

Band D

Local Authority:

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Cooke & Co

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

