



**50 Mercia Grove,  
Huntington**  
**OFFERS OVER**  
**£425,000**

**CURRANS**  
*homes*

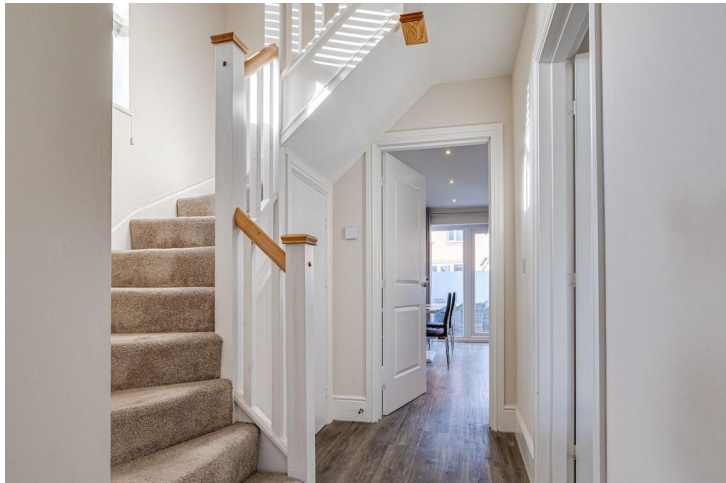


This modern "Redrow" Homes detached property stands on a great corner position with an open outlook to the front whilst benefiting from a south westerly facing rear garden with a large Indian stone patio. The property which has had the benefit of a series of upgrades, offers accommodation which comprises in brief; entrance hall with 'Amtico" light grey flooring which continues to the majority of the ground floor, cloaks/w/c, spacious living room with a large bay window, open plan over 19ft wide dining kitchen with a large UPVC French door which opens onto the garden, central island with a breakfast bar and a range of bull in units with a pantry style cupboard and utility cupboard with integrated appliances. To the first floor there are four good sized bedrooms with premium fitted wardrobes in bedrooms 1 & 2, an en-suite to the master bedroom and a further main family bathroom. There are well kept gardens to the front & rear with a two-car driveway leading to a detached garage with its own personal door.

#### FINER POINTS

- \* Redrow "Stratford" style detached home with many upgrades
- \* Fitted wardrobes to bedrooms 1 & 2
- \* Quality carpets fitted to the first floor and living room





\* "Amtico" flooring to the majority of the ground floor

\* 7 years NHBC guarantee remaining

\* Short walk away from open countryside, Co-operative store & primary school

\* Well positioned, quietly tucked away with little passing traffic

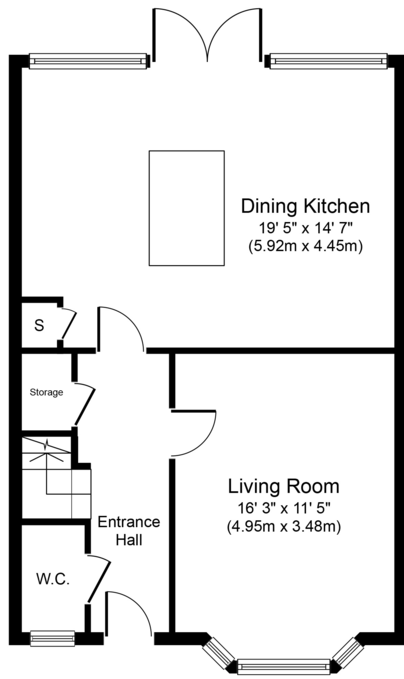
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**Tenure:** Freehold

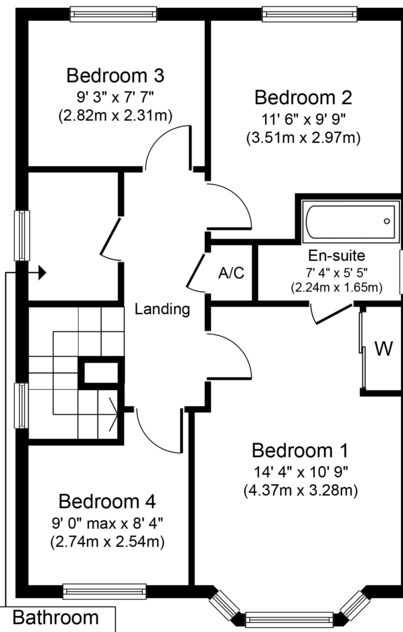
**Local Authority:** Cheshire West and Chester Council

**Council Tax:** Band E

**Viewings:** By appointment only



**Ground Floor**  
Approximate Floor Area  
581 sq. ft.  
(54.0 sq. m.)



**First Floor**  
Approximate Floor Area  
581 sq. ft.  
(53.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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