



 Stuart
Rushton

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& COMPANY

6 Beaver Close, Pickmere - WA16 0YA

Offers Over £300,000





6 Beaver Close

Pickmere

A well-presented three-bedroom home in Pickmere near the lake. Features open-plan living, en-suite, modern bathroom, utility, garage, driveway, and private garden. Ideal for families.

Council Tax band: D

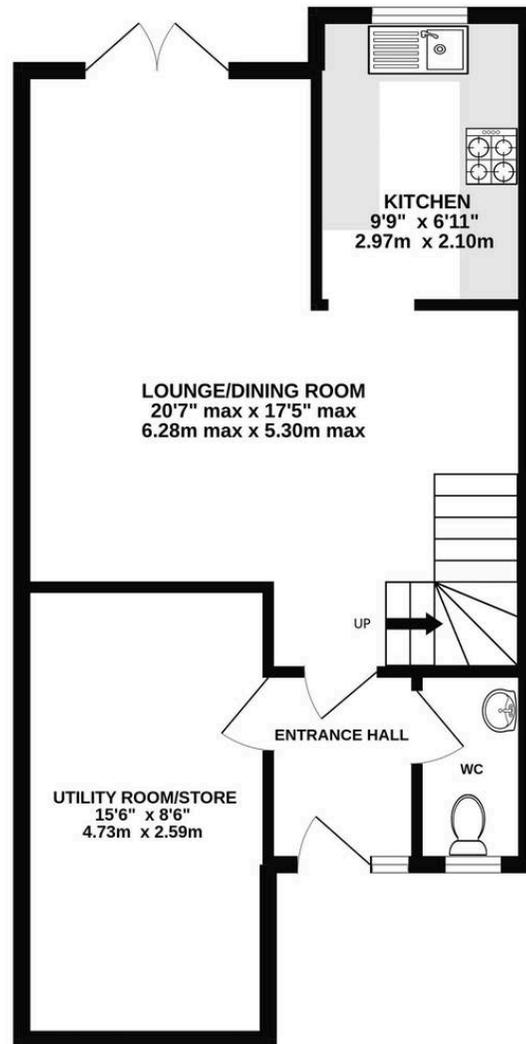
Tenure: Freehold

EPC Energy Efficiency Rating: C

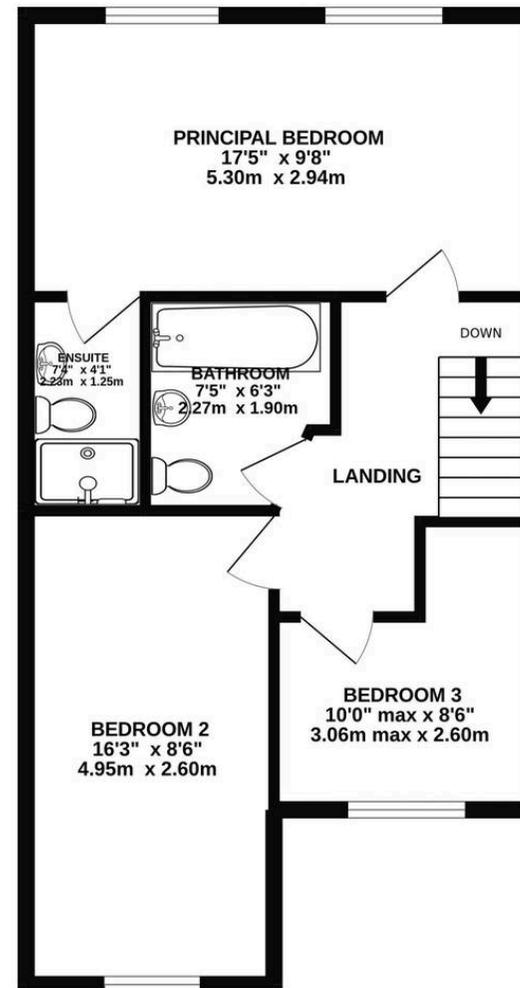
- Sought-after location in Pickmere, just a short walk from the lake
- Private driveway parking and a useful storage garage
- Three generously sized, well-proportioned bedrooms
- Two bathrooms plus a convenient downstairs WC
- Spacious open-plan living area, ideal for modern family life
- Attractive rear garden offering a good level of privacy



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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