An opportunity to purchase this four bedroom town house situated in a quiet cul-de-sac on this sought after development. The property is located close to all major motorway networks and is within walking distance of Cherry Tree Primary School and Lymm Dam making this a most appealing family home. Early viewings are highly recommended. EPC Rating C.

51, HUNTS FIELD CLOSE, LYMM, WA13 0SS

£380,000

DIRECTIONS
From our Office proceed up Eagle Brow to the mini roundabout and turn left onto Brookfield Road. At the T Junction turn right onto Church Road and then first left onto Elm Tree which merges with Cherry Lane. After the bend turn first left into Ladyacre Close then first right into Hunts Field Close. Continue to the end and the property can be found on your left-hand side.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MEASUREMENTS
Please note these room sizes are approximate and are only intended as a general guideline. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

GENERAL
Whilst we endeavour to make our sales particulars fair and accurate, they are only a general guide to the property. Please do not hesitate to contact us if you require any further information.

£380,000
A SUPERB OPPORTUNITY TO PURCHASE THIS SPACIOUS PROPERTY WHICH CAN ONLY BE TRULY APPRECIATED WHEN VIEWING THE INTERIOR.

Having the benefit of upvc double glazing and a newly installed gas condensing central heating boiler the accommodation briefly comprises open entrance porch, entrance hallway, bedroom 2, store room, family room, downstairs shower room and utility room. To the first floor there is a good sized lounge with French doors giving access onto the balcony, dining room and breakfast kitchen. To the second floor is the master bedroom with en suite shower room, two further bedrooms and family bathroom. Externally a driveway provides off-road parking for two vehicles whilst to the rear there is a fully enclosed private garden which houses the home office.

THE ACCOMMODATION IN FURTHER DETAIL COMPRISES:-

OPEN ENTRANCE PORCH With storage cupboard housing meters.

ENTRANCE HALLWAY Laminate wood flooring, central heating radiator, under stairs storage cupboard, two further chnk cupboards, coved ceiling and stairs to the first floor.

BEDROOM 2 17' 2" x 9' 8" (5.23m x 2.95m) Window to the front elevation with plantation shutter, central heating radiator.

STORAGE ROOM 9' 8" x 8' 6" (2.95m x 2.95m) With light and power.

DOOR GIVING ACCESS TO REAR HALLWAY

STAIRS TO THE FIRST FLOOR AND LANDING Central heating radiator.

DOWNSTAIRS SHOWER ROOM 8' 9" x 3' 5" (2.67m x 1.04m) Fitted with a matching white suite comprising fully tiled corner shower cubicle, low level WC, pedestal wash hand basin, central heating radiator and extractor fan.

UTILITY ROOM 7' 11" x 6' 0" (2.43m x 1.83m) Stainless steel sink unit with mixer tap, plumbing and space for washing machine and tumble dryer, Baxi condensing central heating boiler, central heating radiator, tiled flooring and door giving access to the rear garden.

STUDY/FAMILY ROOM 12' 0" x 9' 8" (3.66m x 2.95m) French doors giving access to the rear garden, central heating radiator and laminate wood flooring.

STAIRS TO THE SECOND FLOOR AND LANDING Central heating radiator.

LOUNGE 17' 11" x 14' 11" (5.46m x 4.55m) A well proportioned room with arched window to the front elevation, French doors giving access to decked balcony ideal for outdoor entertaining, two central heating radiators, coved ceiling, feature fireplace housing living flame gas fire, archway to

DINING ROOM 10' 11" x 9' 8" (3.33m x 2.95m) Central heating radiator and coved ceiling.

BREAKFAST/KITCHEN 17' 11" x 12' 0" (5.46m x 3.66m) Comprehensively fitted with a matching range of wall and base units incorporating one and a half stainless steel sink unit with mixer tap, newly fitted Hotpoint double oven, five ring gas hob with extractor above, integrated fridge/freezer, integrated Hotpoint dishwasher, part tiled walls, tiled flooring, inset ceiling spotlights, two central heating radiators and two windows to the rear elevation.

FAMILY BATHROOM 9' 9" x 8' 6" (3.02m x 2.21m) Panel enclosed bath, overhead shower, rail and curtain, low level WC, pedestal wash hand basin, part tiled walls, shaver point, central heating radiator and window to the rear elevation.

EXTERNALLY To the front of the property a driveway provides parking for two vehicles. To the rear there is a fully enclosed garden with mature trees providing a good degree of privacy, patio area, shaped lawn, external lighting and cold water tap.

HOME OFFICE 12' 0" x 7' 0" (3.66m x 2.36m) The newly built home office is located to the rear of the garden and benefits from light, power and laminate wood flooring. To the front there is one opening door, two fixed windows and one opening window, all of which have inset fitted blinds.

TENURE Freehold.

COUNCIL TAX Tax Band F.

STAIRS TO THE SECOND FLOOR AND LANDING Access to part boarded loft, cupboard housing hot water cylinder.

MASTER BEDROOM 16' 8" x 10' 6" (5.08m x 3.2m) Window to the front elevation, central heating radiator and two double built in wardrobes.

EN SUITE SHOWER ROOM 7' 11" x 5' 0" (2.43m x 1.52m) Comprising fully tiled double shower cubicles, low level WC, pedestal wash hand basin, shaver point, towel rail and part tiled walls.

BEDROOM 3 13' 8" x 10' 6" (4.17m x 3.2m) Window to the rear elevation, central heating radiator and double built in wardrobes.

BEDROOM 4 13' 1" x 7' 3" (3.99m x 2.21m) Window to the front elevation, central heating radiator and double built in cupboard.

SERVICES All mains services are connected. Please note we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service report before finalising their offer to purchase.

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