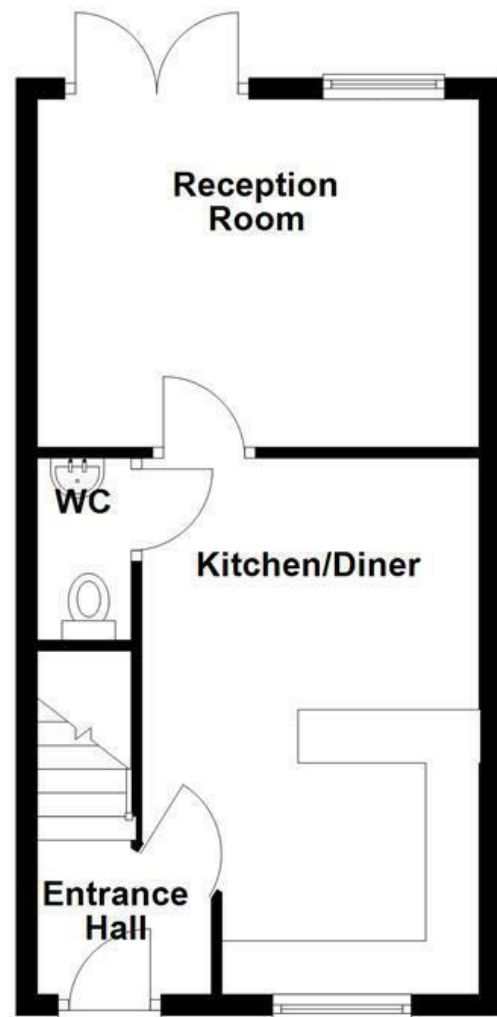
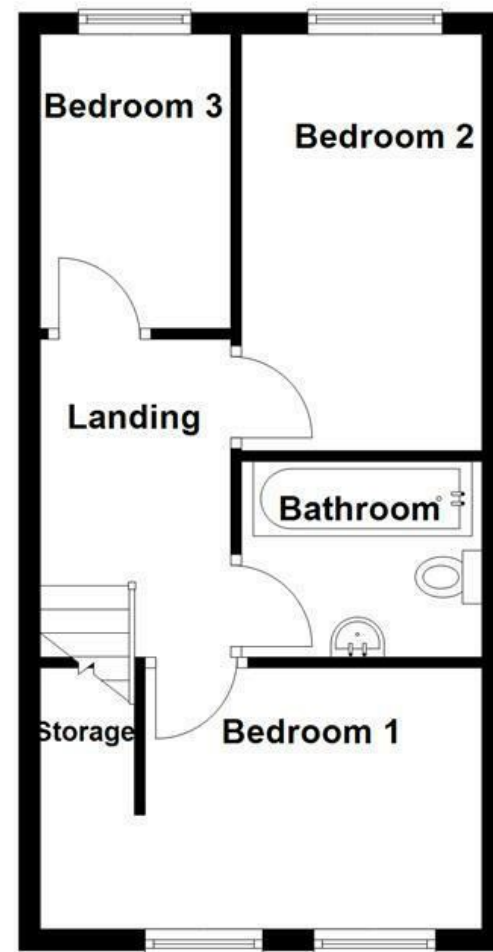


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Millbank Place, Church, BB5 4BF

### Offers Over £160,000

#### EXQUISITE THREE BEDROOM SEMI DETACHED HOME

Welcome to Millbank Place, this delightful three-bedroom semi-detached house is a perfect blend of modern living and comfort. The property boasts contemporary decor throughout, creating a warm and inviting atmosphere that is ready for you to move into without delay.

As you enter, you will be greeted by a spacious and stylishly designed modern kitchen diner, ideal for both cooking and entertaining. The family bathroom is well-appointed, ensuring convenience for all members of the household. Each of the three bedrooms is generously sized, providing ample space for relaxation and personalisation.

The exterior of the property features a beautifully landscaped garden, perfect for enjoying sunny afternoons or hosting family gatherings. Additionally, the driveway accommodates two cars, offering practicality and ease for busy families.

Situated close to the picturesque canal, this home not only provides a tranquil setting but also offers opportunities for leisurely walks and outdoor activities. This property is an excellent choice for families seeking a modern, comfortable home in a friendly community. Don't miss the chance to make this lovely house your new family home.

# Millbank Place, Church, BB5 4BF

## Offers Over £160,000

 3  1  1  B

- Tenure Leasehold
  - Off Road Parking
  - Viewing Essential
  - Easy Access To Major Network Links
- Council Tax Band B
  - Three Well Proportioned Bedrooms
  - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating B
  - Ideal Family Home
  - Envable Rear Garden Space

### Ground Floor

#### Entrance

UPVC frosted door to entrance hall.

#### Entrance Hall

6'8 x 5'3 (2.03m x 1.60m)

Central heating radiator, smoke alarm, stairs to first floor and door to kitchen/diner.

#### Kitchen/Diner

16'6 x 10'3 (5.03m x 3.12m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, smoke alarm, doors to WC and reception room, lino flooring.

#### WC

5'7 x 2'11 (1.70m x 0.89m)

Central heating radiator, dual flush WC, wall mounted wash basin, extractor fan and lino flooring.

#### Reception Room

13'7 x 10'9 (4.14m x 3.28m)

UPVC double glazed window, UPVC French doors to rear and central heatingn radiator.

### First Floor

#### Landing

9'6 x 5'11 (2.90m x 1.80m)

Two UPVC double glazed windows, central heating radiator and walk in storage.

#### Bedroom Two

12'10 x 7'3 (3.91m x 2.21m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'1 x 5'11 (2.77m x 1.80m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'1 x 6' (2.16m x 1.83m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with mixer tap, overhead rainfall shower with rinse head, part tiled elevation, extractor fan and wood effect lino.

### External

#### Rear

Enclosed tiered garden with laid to lawn, paving, bedding areas with mature shrubs.

#### Front

Laid to lawn garden, stone chip drive, slate chippings and bedding areas.



Tel: 01254389384

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