

Treetop View, South Kirkby



£185,000



4



2



1



84

Ready to move in 4 Bed family property. Enclosed rear garden space with patio area perfect for outdoor dining. Quiet village with local amenities and close to local transport links.



- CHAIN FREE
- Driveway with parking for three cars
- Front facing lounge
- Spacious kitchen/diner
- Main bedroom with fitted wardrobes and en-suite
- Three additional good sized bedrooms
- Modern Family bathroom
- Enclosed rear garden
- EPC Grade B
- Council Tax Band C

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hall

Entrance to the property through a composite door. The entrance hall also provides access to the stairs to the first floor and a door to the lounge. Fitted with a central heating radiator.

Lounge

16'0" x 11'5" (4.90 x 3.50)

This is a spacious reception room with uPVC window to the front elevation and access to the kitchen/diner.

Kitchen Diner

9'10" x 14'9" (3.00 x 4.50)

Fitted with a range of wall base and base units units, integral fridge freezer, washing machine and dishwasher. Worktops with 5 ring gas hob and electric double oven and cooker extractor over. Party tiled walls and spotlights. Composite sink and drainer with stainless steel sink drainer and mixer tap. Upvc double glazed window and patio doors to back garden. Tiled flooring and door to WC.

Cloakroom

Located just off the kitchen diner consisting of low flush WC.

Bedroom Two

9'2" x 8'4" (2.80 x 2.55)

Front facing double bedroom with a uPVC window and central heating radiator.

Bedroom Three

9'10" x 6'6" (3.00 x 2.00)

Rear facing double bedroom with a uPVC window and central heating radiator.

Bedroom Four

9'10" x 8'4" (3.00 x 2.55)

Rear facing single bedroom with a uPVC window and central heating radiator.

Family Bathroom

6'6" x 8'4" (2.00 x 2.55)

Modern suite comprises low flush wc, wall mounted wash hand basin and bath with mixer tap. Part tiled walls and floor. Chrome towel rail.

Bedroom One

14'9" x 9'11" (4.50 x 3.04)

Located on the top floor of the property, this spacious double bedroom consisting of a uPVC window and double built in wardrobes, radiator and door to ensuite.

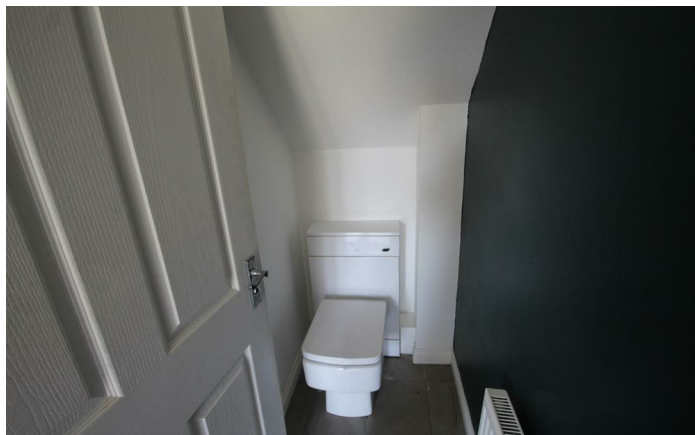
Ensuite

5'8" x 6'6" (1.75 x 2.00)

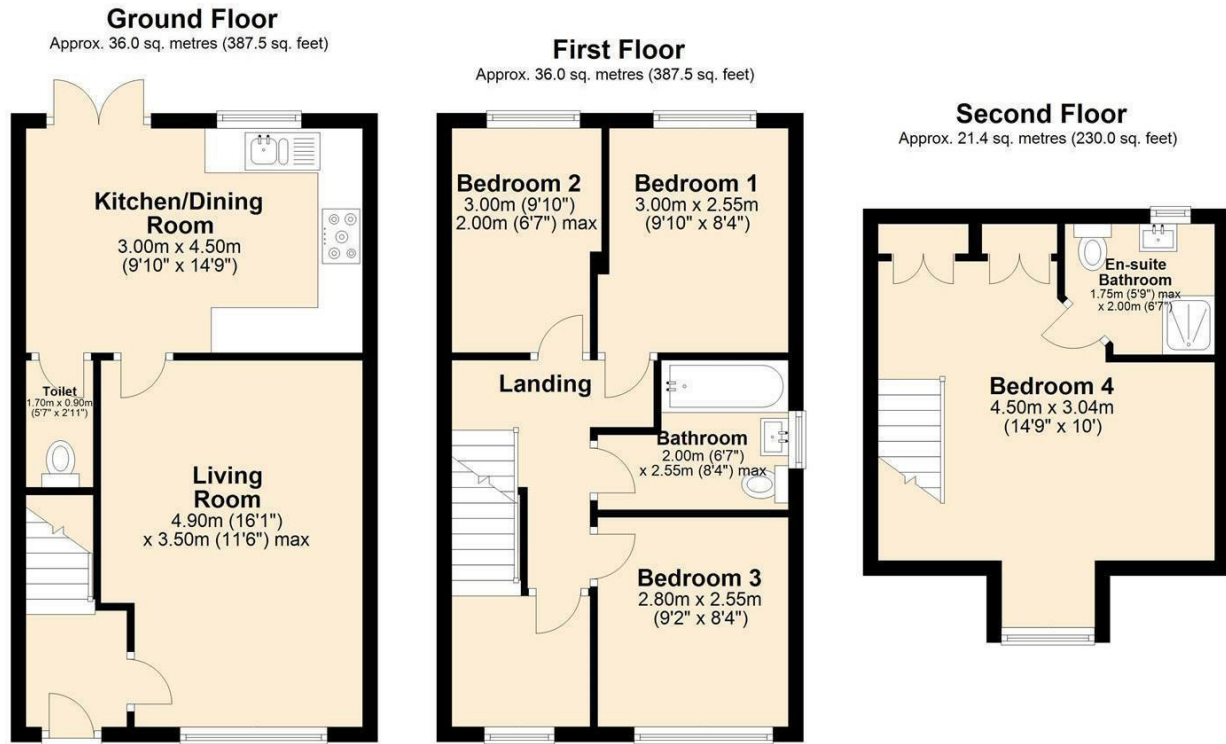
Modern shower room with partly tiled walls, white suite wc, wall mounted wash hand basin with mixer tap and corner shower cubicle, velux window. Chrome towel rail.

Externally

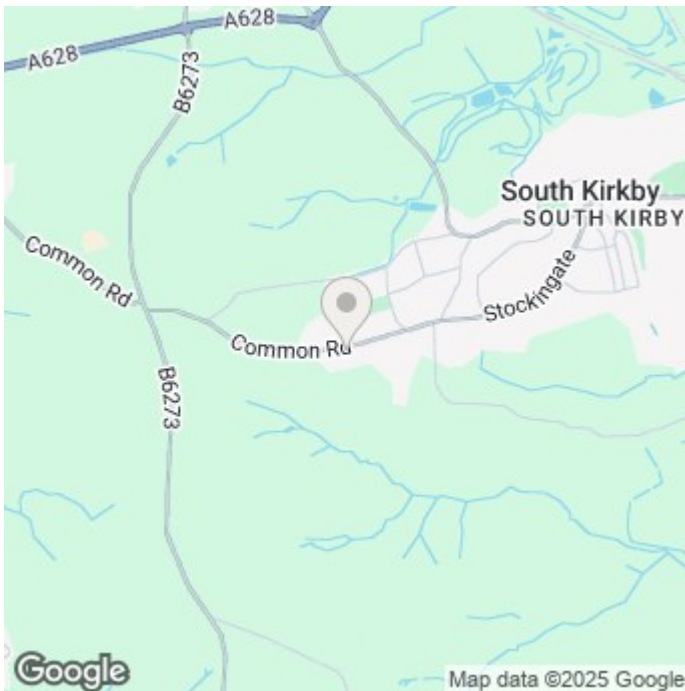
Open plan to the front with driveway for up to three vehicles. To the rear the garden is laid mainly to lawn with a small patio area.



Floor Plan



Total area: approx. 93.4 sq. metres (1005.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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