



34 Holly Road

Aspull, WN2 1RY

£340,000



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Accommodation

uPVC double glazed front door opening to reception hallway

Reception Hallway

UPVc Double glazed window to the front. Two radiators. Stairs to the first floor. Spotlights to ceiling. Tiled floor. Access from the hallway to the lounge, second reception room/ downstairs bedroom, ground floor bedroom with ensuite and to a family bathroom.

Sitting Room

17'4" max x 15'8" (5.28m max x 4.78m)
UPVc Double glazed bay window to the front elevation. UPVc Double glazed French doors to the side open to a "Juliet Balcony". Radiator, modern wall mounted electric fire, TV point.

Second Reception Room/Bedroom Two

12'4" x 11'11" (3.76m x 3.63m)
UPVc Double glazed window to the front elevation. Radiator. Modern wall mounted electric fire. TV point.

Kitchen Dining Room

17'5" x 8'6" (5.31m x 2.59m)
UPVc Double glazed window to the side and rear elevations. UPVc Double glazed external door to the rear. Fitted kitchen with a range of wall and base units and complimentary work surfaces with cupboards and drawers below. One and half sink drainer unit. Tiled splash backs, built in five ring gas hob and extractor with oven below, plumbed for auto washer, space for fridge freezer. Spotlights to ceiling. Tiled floor. Space for dining table and chairs.

Downstairs Bedroom One

12'1" x 12'0" (3.68m x 3.66m)
UPVc Double glazed window to the side elevation. Radiator. TV point. Door to:

En-Suite Shower Room

UPVc double glazed window to the rear elevation. This modern en-suite was installed approximately 2 years ago and comprises a white low-level w.c, vanity wash hand basin, shower cubicle with mixer shower. Tiled walls and flooring. Extractor fan.

Downstairs Family Bathroom

8'8" x 6'11" (2.64m x 2.11m)
UPVc Double glazed window to the rear. This lovely bathroom comprises a low-level w.c, glass wash hand basin, panelled larger than average bath with mixer tap. Chrome towel radiator, extractor fan, built in storage cupboard with shelving. tiled walls and flooring.

First Floor

Landin with a double glazed skylight window to the front and rear. Wood flooring, access from the landing to two double bedrooms (one having a large wet room).

Bedroom Three

12'11" x 12'0" (3.94m x 3.66m)
Three double glazed skylight windows to the rear, radiator, storage into the eaves, vaulted ceiling with inset lighting.

En-Suite Wet Room/Shower

9'1" x 8'9" (2.77m x 2.67m)
Comprising twin wash hand basins, wet room shower area with inset shower, low level w.c. bidet.

Tiled walls and flooring, useful adjoining storage area which houses the wall mounted gas combination boiler. two double glazed windows to the rear.

Bedroom Four

12'10" x 12'1" (back of robes) (3.91m x 3.68m (back of robes))

Three double glazed windows to the rear. Radiator, built-in fitted wardrobes, storage into the eaves.

Externally

The property is in a elevated position with off road parking which provides parking for up to three vehicles. In addition, there is a detached garage which has power, lighting and an electrically operated front door.

Side Gardens

The gardens to the side offer both patio space and an artificial lawn section. Gated side access.

Council Tax

We are informed by the Seller that the tenure of this property is D

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.



Road Map



Hybrid Map



Terrain Map



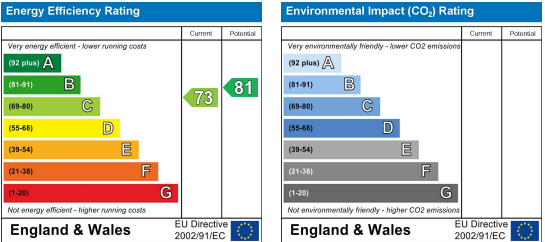
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.