3 Longacres Drive
Whitworth

£300,000

- FULLY REFURBISHED
- EXCEPTIONALLY PRESENTED
- DETACHED HOUSE

- 4 BEDROOMS 2 RECEPTION ROOMS
- 2 BATHROOMS
- OUTSTANDING VIEWS

*** STAMP DUTY NEGOTIABLE *** We are delighted to offer to the market, with NO CHAIN, this EXCEPTIONALLY WELL PRESENTED, FULLY REFURBISHED DETACHED HOUSE which has been completed to a VERY MODERN STANDARD providing flexible FAMILY LIVING. The property which has 2 RECEPTION ROOMS and an OPEN PLAN LIVING KITCHEN also has the benefit of 2 BATHROOMS and 4 LARGE BEDROOMS. The property which is situated in an elevated position has garden areas to the front and rear and OUTSTANDING VIEWS.

The accommodation comprises an ENTRANCE HALLWAY with staircase to the first floor and access to the GROUND FLOOR BEDROOM and FAMILY BATHROOM/W.C COMBINED with 3 piece suite, shower over bath, fully tiled walls and tiled floor. Leading onto the KITCHEN/DINING AREA with a central breakfast Island, a comprehensive range of soft close fitted wall and base units including larder cupboard, wine chiller and integrated appliances including an induction hob, built in eye level oven and grill, built in microwave, integrated fridge/freezer and dishwasher. Under counter feature lighting is also installed. The LOUNGE is accessed via an opening from the kitchen which extends the open plan family living area and offers inset spot lighting and built in speakers to the ceiling. Off the kitchen can be found a UTILITY ROOM which has plumbing necessary to accommodate another bathroom facility leading to a further BEDROOM/SNUG ROOM. To the first floor the LARGE LANDING offers a multitude of potential uses including storage/play area/office space. There are 3 BEDROOMS, the larger of which offers a walk in wardrobe and under eave storage area. SHOWER ROOM/W.C COMBINED with twin wash hand basins and fully tiled walls. OUTSIDE the elevated garden to the front will be completed with new turf to offer lawned areas with a driveway providing off road car parking. To the rear, the garden is split level and offers a variety of patio and garden areas.

The current vendor has in place full planning permission for a rear dormer extension. Further details available upon request. There is also an incentive for the seller to pay the stamp duty subject to the purchase price agreed.

We understand that the property is Freehold, Gas Central Heating. Double Glazed windows. Inset spot lighting to ceilings. COUNCIL TAX BAND 'D'. EPC RATING 'D'
Viewing by appointment via agent on 01706 522424

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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