

**4 Bedroom(s), Detached House, Freehold**

**Goodison Boulevard, Cantley.**



- 3D Virtual Tour Available
- Lovely Detached Family Home On A Corner Plot
- Four Bedrooms
- Sun Room
- Lounge
- Enclosed Gardens To The Front Side And Rear

- Sought After Location In Cantley
- Utility Space
- Ground Floor W/C
- Open Plan Kitchen Dining
- Larger Than Average Detached Garage And Driveway Allowing For Off Road Parking

**Offers  
Over  
£260,000  
Reduced**

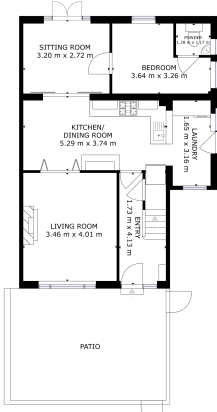
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... This lovely family home has lots of space for all of the family and is great for transport links, schools and local shops. The house can be found in a sought after part of Cantley and is on a corner plot and is not overlooked. Brand new boiler fitted in 2024

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 61.00 m<sup>2</sup> FLOOR 2: 35.00 m<sup>2</sup>  
TOTAL: 96 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## Kitchen Diner



## Lounge



**Sun Room**



**First Bedroom**



**Multi Use Room/Fourth Bedroom**



**Second Bedroom**



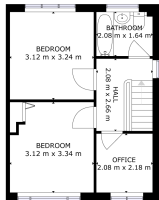
**Ground Floor W/C**

**Third Bedroom**



**First Floor**

**Floor Plan**



**Bathroom**



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 2: 61.1m<sup>2</sup> FLOOR 3: 35.0m<sup>2</sup>  
 TOTAL: 96.1m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, MEASURED TO FACE UNLESS STATED OTHERWISE.



## External

### Front Aspect



### Side/Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Estimate £800

Average Annual Gas Bills - Estimate £1500

Average Annual Water Bills - Estimate £450



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2024

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2024

Boiler Location - Hallway

Approximate Electrical System Installation Date - Updated 2014

Approximate Electrical System Test Date - 2020

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation - Yes- Insulation topped up in 2023 by professionals

Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	