

5 Bedroom(s), Detached House, Freehold

Goodison Boulevard, Cantley.



- 3D Virtual Tour Available
- Open Plan Breakfast Kitchen Diner
- Utility Space
- Bathroom and Separate Shower Room
- Front and Rear Gardens

- NO CHAIN
- Sun Room
- Five Bedrooms
- Integral Garage and Driveway Allowing for Off Road Parking
- Sought After Location In Cantley

**Offers in Region of
£300,000
For Sale**

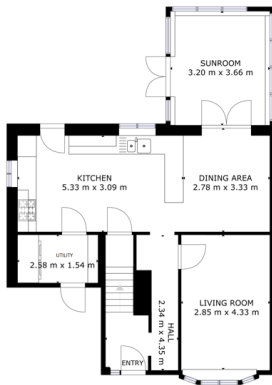
Book your viewing today Tel: 01302 247754

Owner's View

Welcome to this impressive five-bedroom detached home situated on the desirable Goodison Boulevard in Cantley. Offered with no onward chain, this spacious property is ideal for families seeking a modern, versatile living space with excellent features and plenty of potential. Within walking distance are local shops, bus routes and excellent primary and secondary schools. The Yorkshire Wildlife Park is a short stroll away and gives you a lovely day out with family and friends.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 69.95 m² FLOOR 2: 65 m²
TOTAL: 134 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Open Plan Kitchen Diner



Utility Space



Lounge



Sun Room

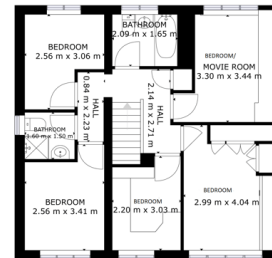


Hallway



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 69 m², FLOOR 2: 65 m²
TOTAL: 134 m²

MEASUREMENTS ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCHANGE OF CONTRACTS.

Matterport

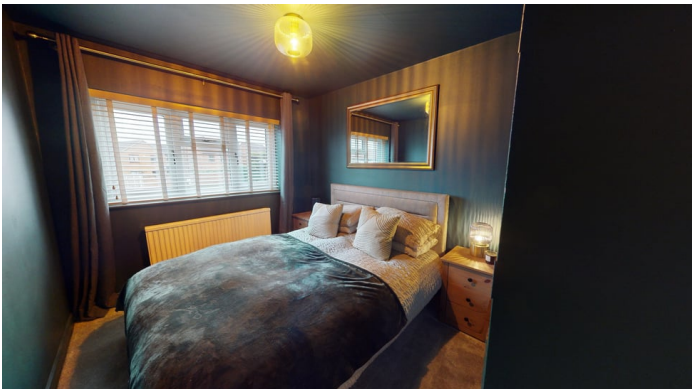
First Bedroom



Third Bedroom



Second Bedroom



Fourth Bedroom/Movie Room



Fifth Bedroom/Office



Bathroom



Shower Room



Landing



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -



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.

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Utility Room

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 