

4 Bedroom(s), Detached House, Freehold

Ecton Court, Kirk Sandall.



- 3D Virtual Tour Available
- Well Presented Detached Family Home
- Ground Floor W/C
- Family Bathroom
- Rear Enclosed Garden

- Modern and Contemporary Breakfast Kitchen Diner
- Two Reception Rooms
- Four Bedrooms En Suite to Master
- Integral Garage and Driveway Allowing for Off Road Parking

£275,000

For Sale

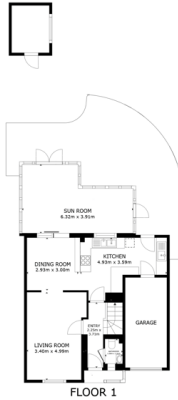
Book your viewing today Tel: 01302 247754

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... Much loved family home where we have been very happy and maintained all aspects inside and out to a high standard. It is a very peaceful and safe location with lots of green spaces nearby for children to enjoy.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR: 70.6 m² FLOOR: 2.12 m²
 EXCLUDED AREAS: PATIO 40.8 m² DRIVE 5.0 m² VERANDA 1.2 m² GARAGE 12.1 m²
TOTAL: 122.2 m²



Lounge



Open Plan Kitchen Diner



Conservatory



Master Bedroom With En Suite



Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 76.5 m² FLOOR 2: 31.6 m²
EXCLUDED AREAS: PATIO 46.8 m² GARDEN 58.0 m² VERANDA 1.2 m² GARAGE 12.1 m²
TOTAL: 122.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Bedroom



Bedroom



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Currently pay £1,668 for gas and electricity combined

Average Annual Gas Bills - As Above

Average Annual Water Bills - £450

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Boiler installed

December 2015

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - Boiler installed

December 2015

Boiler Location - Garage

Approximate Electrical System Installation Date - 2000

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation -Yes

Loft Boarded out - Partially Approx. 30-40%

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+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(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	