

£695,000
Freehold



Cranfords
Estate Agents



Summary of Property

Newly offered to the local market, Anfield is a well-presented 3/4 bedroom semi-detached home, ideally positioned on Route De La Ramee, just a short drive from The Rohais and Admiral Park. The property benefits from ample parking to the front and side, along with a substantial rear grass garden, providing an excellent space for outdoor entertaining. The generous plot also offers fantastic potential for modern extension or further development, subject to the necessary permissions. Internally, the accommodation comprises a spacious and welcoming entrance hall leading to a comfortable lounge featuring a working fireplace, a separate dining room which offers flexibility as a fourth bedroom, and a modern fitted kitchen. To the rear, the kitchen opens onto a porch area with the added convenience of a ground floor W/C. The first floor offers a family bathroom, two generously sized double bedrooms, and a further bedroom suitable as a small double/large single. Early viewing is highly recommended to fully appreciate the space, versatility, and potential that Anfield has

Room Descriptions

Ground floor

Entrance Hall

15' 7" x 7' 4" (4.75m x 2.24m) Under stair storage.

Lounge

13' 2" x 12' 4" (4.01m x 3.76m) Working fireplace.

Dining Room/Bedroom 4

11' 9" x 11' 5" (3.58m x 3.48m)

Kitchen

10' 8" x 10' 5" (3.25m x 3.17m) Appliances include 4 ring electric Hotpoint hob, Zanussi single oven, Hotpoint dish washer & Bosch fridge/freezer.

First floor

Landing

10' 2" x 7' 9" (3.10m x 2.36m)

Family Bathroom

7' 8" x 6' 4" (2.34m x 1.93m)

Bedroom 2

11' 9" x 11' 4" (3.58m x 3.45m)

Bedroom 1

12' 9" x 12' 5" (3.89m x 3.78m)

Bedroom 3

9' 5" x 7' 4" (2.87m x 2.24m)

Services

Mains electricity, water and drainage. Gas central heating.

Price includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

Viewing

Strictly by appointment.

Please note

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS

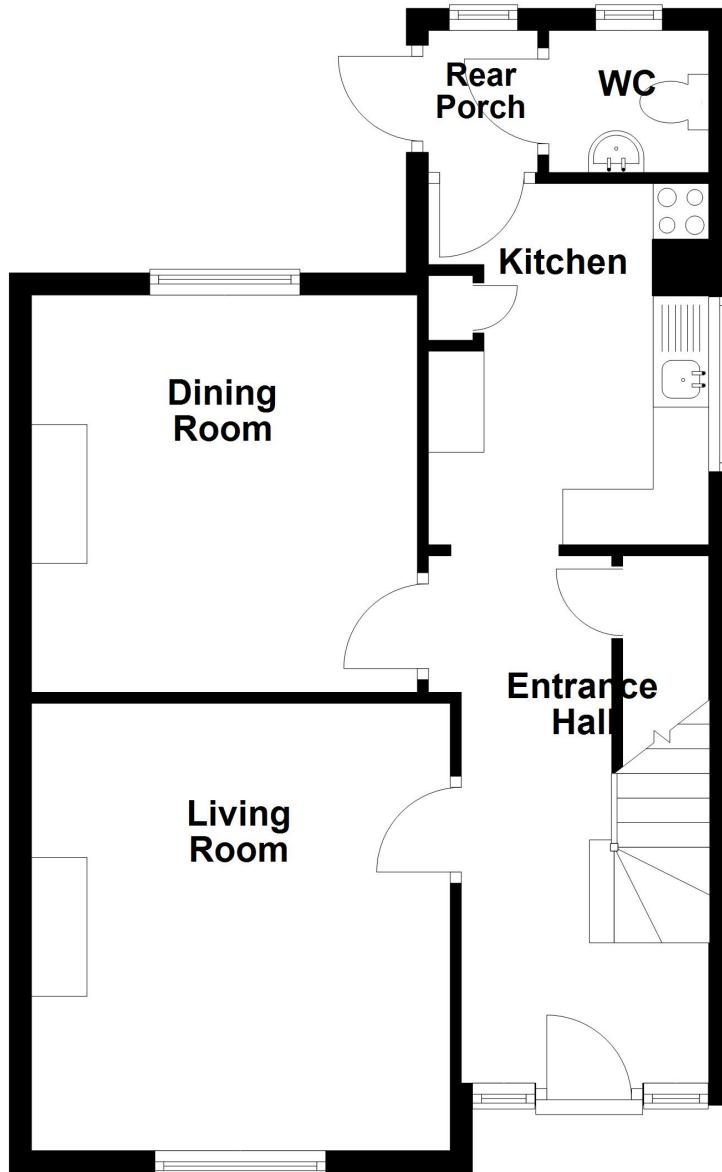


Material Information

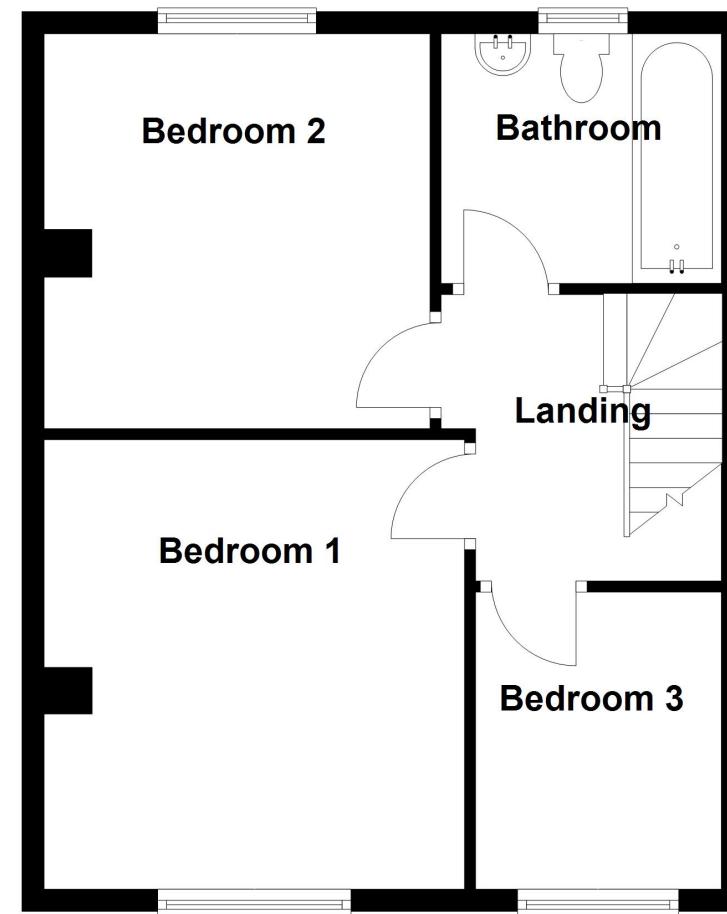
Parking Types: None.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No



Ground Floor



First Floor



PLEASE NOTE:

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and particulars. All negotiations to be conducted.