

Property Particulars

Thornton Drive, Hesketh Bank.



- **Newly Built Mid Mews Town House**
- **Three Double Bedrooms**
 - **Dining Kitchen**
 - **Private Sunny Rear Garden**
- **Stylishly Arranged Over Three Floors**
 - **Three Bathrooms**
 - **Spacious Lounge**
 - **Open Aspect to Rear**

£195,000

A very well designed, spacious and well presented mid mews home, a newly built home, just under 12 months old, giving the next property owner all the assurances of a new build home alongside the extra fixtures and fittings already in situ, making this purchase 'Turn Key' ready. Being arranged over three floors and offering exceptional accommodation. The ground floor has a spacious lounge, inner hall and a downstairs cloaks WC. The dining kitchen has uPVC double glazed French doors overlooking and accessing the lovely private rear garden. To the first floor are two of the three double bedrooms and a main bathroom with staircase to the second floor, which is dedicated to the master suite with a generous bedroom area and a great size en suite. There is driveway parking to the front, and within walking distance to Booths supermarket, main road connections, bus routes and great local schools. Current NHBC warranty. Viewing is essential to fully appreciate the size, setting and outlook of this beautiful home. Please call Marie Holmes Estates today to arrange.

Entrance Porch -

With a composite door to the front and door to lounge

Lounge - 14' 9" x 12' 0" (4.49m x 3.65m)

with uPVC double glazed window to the front, ceiling light, radiator and door to inner hall.



Inner Hall -

With stairs to the first floor, ceiling light and doors off.

Cloaks WC -

With a two piece suite comprising low suite W.C. wash hand basin, extractor and radiator.



Dining Kitchen - 11' 10" x 7' 9" (3.60m x 2.36m)

with a range of wall, drawer and base units with contrasting working surfaces, gas hob with stainless steel splashback and canopied extractor hood, electric oven, plumbed for washer, space for fridge freezer, sink unit and drainer, uPVC double glazed window with French blinds to the rear as well to the French doors overlooking and accessing the rear garden.



First Floor Landing -

with staircase to the second floor, ceiling light and doors off.

Bedroom Two - 11' 10" x 10' 5" (3.60m x 3.17m)

with two uPVC double glazed windows to the front, fitted wardrobes, ceiling light and radiator.



Bedroom Three - 11' 10" x 8' 5" (3.60m x 2.56m)

Another very generous double bedroom with uPVC double glazed window overlooking the garden and open fields beyond, ceiling light and radiator.



Family Bathroom -

With a three piece suite comprising low suite W.C. pedestal wash hand basin, panelled bath with electric shower over and glazed screening.



Second Floor -

With ceiling light, store cupboard and door to Master Suite.

Bedroom One - 16' 5" x 8' 5" (5.00m x 2.56m)

With uPVC double glazed window to the front, ceiling light, radiator and door to en suite.



En-suite - 11' 1" x 6' 5" (3.38m x 1.95m)

A large en-suite with glazed shower compartment with mains shower, low suite W.C., pedestal wash hand basin, part tiled Velux roof window and radiator.

Outside -

With lawn garden, pathway and driveway parking.

Rear Garden -

With lawn garden, paved area and enclosed by fencing.



Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm