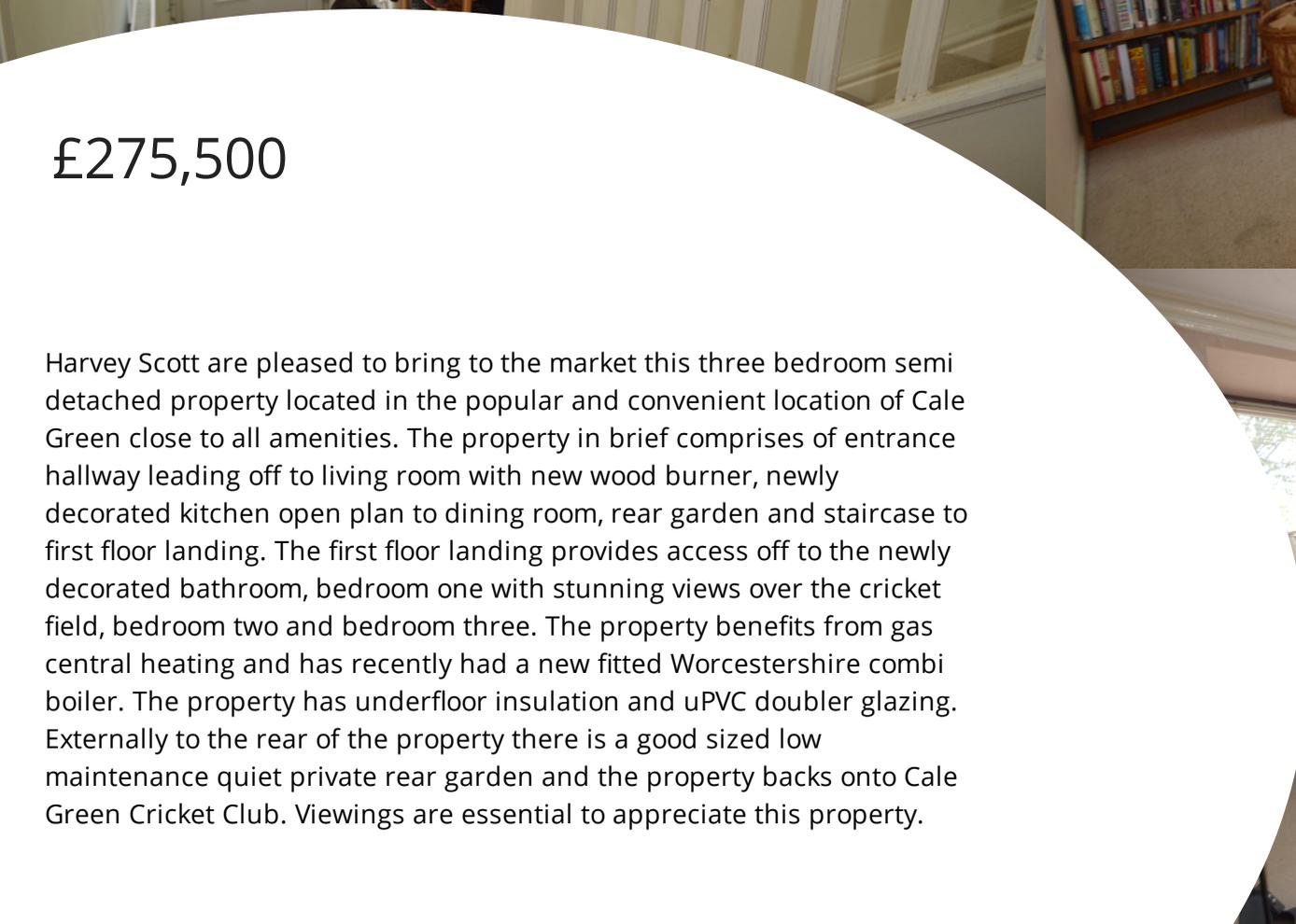




31 Willis Road, Cale Green,
Cheshire. SK3 8HQ





£275,500

Harvey Scott are pleased to bring to the market this three bedroom semi detached property located in the popular and convenient location of Cale Green close to all amenities. The property in brief comprises of entrance hallway leading off to living room with new wood burner, newly decorated kitchen open plan to dining room, rear garden and staircase to first floor landing. The first floor landing provides access off to the newly decorated bathroom, bedroom one with stunning views over the cricket field, bedroom two and bedroom three. The property benefits from gas central heating and has recently had a new fitted Worcestershire combi boiler. The property has underfloor insulation and uPVC doubler glazing. Externally to the rear of the property there is a good sized low maintenance quiet private rear garden and the property backs onto Cale Green Cricket Club. Viewings are essential to appreciate this property.





GROUND FLOOR

Hallway

5' 6" x 16' 4" (1.68m x 4.98m) Max. uPVC double glazed door to front elevation, ceiling light, gas central heating radiator, metre cupboard, power points, stairs to first floor landing, access to reception room one, kitchen and open plan to diner.

Living Room

11' 8" x 14' 3" (3.56m x 4.34m) Max. uPVC double glazed window to front elevation, power points, ceiling light, gas central heating radiator, new log burner and TV point.

Alternate Living Room View

Kitchen

17' 7" x 13' 7" (5.36m x 4.14m) Max. Tiled flooring, three ceiling lights, uPVC double glazed window to rear elevation. Fitted with a wide range of wall and base unit, post form laminate worktops, Belfast sink with mixer tap, plumbing and space for washing machine, plumbing and space for dishwasher, four ring gas hob with extractor fan above, electric oven, space for fridge/freezer, splash back tiling, new Worcestershire combi boiler and under floor insulation.

Diner

uPVC double glazed French doors leading out to rear garden, laminate wooden flooring, power points, , ceiling light and floor to ceiling radiator.

FIRST FLOOR

Landing

Ceiling light, power points, loft hatch, leading off to bathroom, bedroom one, bedroom two and bedroom three.



Bathroom

9' 3" x 7' 5" (2.82m x 2.26m) Max. uPVC double glazed frosted window to rear elevation, two ceiling lights. Fitted with a three piece suite in white comprising of low level WC, wash hand basin, bath with shower above and extractor fan.

Bedroom One

11' 8" x 13' 3" (3.56m x 4.04m) Max. uPVC double glazed window to rear elevation with views overlooking the cricket club, power points, ceiling light with fan and gas central heating radiator.

Bedroom Two

10' 3" x 11' 10" (3.12m x 3.61m) Max. uPVC double glazed window to front elevation, ceiling light, power points, laminate wooden flooring and gas central heating radiator.

Bedroom Three

6' 10" x 8' 9" (2.08m x 2.67m) Max. uPVC double glazed window to front elevation, power points, ceiling light and gas central heating radiator.

EXTERNAL

Rear Garden

Good sized private, quiet low maintenance garden with decked area stepping down onto pebbled area with borders and bedding plants, outside light and water tap and gate to side ginnel for disposal of bins. The property has beautiful views to the rear as it backs onto Cale Green Cricket Club so it is not overlooked.

View from Rear of Property



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