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First class buys at **second hand prices**



**6 Galtres Park,
Bebington CH63 8RA**

£149,995

**NEW
INSTRUCTION**

- **Three/Four Bedrooms**
- **End Town House**
- **Downstairs WC**
- **Three Reception Rooms**
- **Utility Room**
- **Tandem Garage**
- **Off Road Parking**

For more information Call: **0800 559 3501**
or email: **info@partexchangebargains.co.uk**

Property reference: PXB102



6 Galtres Park, Bebington CH63 8RA

This three storey 3 / 4 bedroom town house has been priced realistically to achieve an early sale; this versatile property could easily be changed to a four bedroom property with the ground floor sitting room being converted into a good sized fourth bedroom or ground floor teenage/granny accommodation. The property is set on three floors with three reception rooms, utility room, downstairs w.c./ cloak room, Fantastic tandem garage with printed concrete driveway. There is also a south rear facing garden. Early inspection recommended due to size and wealth of accommodation on offer.

To the front of the property there is printed concrete driveway providing off road parking, brick built tandem garage with up and over electric door, garage also has power and lighting and houses the gas meter, outside coach style light. UPVC double glazed doors leading into:-

PORCH

UPVC double glazed entrance door with UPVC double glazed window leading into:-

HALLWAY

Staircase to first floor, radiator, cupboard housing electric meter, under stairs storage area.

GROUND FLOOR W.C./CLOAKS

Comprising of low level w.c, pedestal wash hand basin, part tiled splash backs, UPVC double glazed window with transom above.

SITTING ROOM 6.57M (21'7") X 2.56M (8'5")

Timber double glazed windows with two transoms above, Two radiators, coved ceiling, Feature arched window, built in seating area, Television point.

UTILITY ROOM 2.55M (8'4") X 2.47M (8'1")

A range of wall and base units, single sink and drainer, Space for fridge freezer, plumbing for washing machine, central heating boiler, telephone point, UPVC double glazed window with transom, UPVC double glazed entrance door to rear garden.

FIRST FLOOR LANDING WITH TURNED STAIRCASE TO SECOND FLOOR.

LOUNGE 4.85M (15'11") X 3.01M (9'11")

UPVC double glazed window with opening casement and transom above, double radiator, television point, and coving.

DINING ROOM 5.05M (16'7") X 2.56M (8'5")

UPVC double glazed window with two transoms, double radiator, serving hatch to kitchen, built in storage cupboard with shelving.

KITCHEN 3.29M (10'10") X 2.15M (7'1")

A range of matching wall and base units with complimentary work surfaces, one and a half bowl sink, drainer and mixer tap, integrated oven and grill, integrated electric hob with extractor above, plumbing for dishwasher, space for fridge freezer, radiator, Part tiled, UPVC double glazed fire exit opening window, strip light.

SECOND FLOOR LANDING WITH UPVC DOUBLE GLAZED WINDOW WITH TRANSCOM.

REAR BEDROOM ONE 4.01M (13'2") WIDEST X 4.87M (16'0") WIDEST

UPVC double glazed window with opening casement and transom, telephone point, double radiator, fitted wardrobes providing hanging space, dressing area.

FRONT BEDROOM TWO 3.95M (13'0") X 2.14M (7'0") WIDEST

UPVC double glazed window with transom above, telephone point, radiator.

BEDROOM THREE 2.56M (8'5") X 3.00M (9'10")

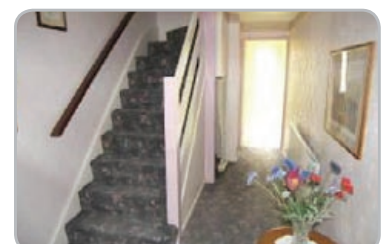
UPVC double glazed window with two transoms, radiator, and telephone point. Fitted wardrobes.

BATHROOM

Suite comprising of: low level w.c, pedestal wash hand basin, paneled bath, corner walk in shower cubicle with mira sport electric shower, tiled walls, radiator, sky light.

OUTSIDE

To the rear of the property there is a flagged patio area, further crazy paved patio area, South facing garden which is mainly laid to lawn with surrounding borders containing some plants and shrubs enclosed by timber fencing, timber garden gate and outside water tap.



TERMS AND CONDITIONS: Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements are approximate. Fixture, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. All photographs shown are for general guidance only and it cannot be inferred that any item shown is included in the sale.