



**12 WILLOWCROFT DRIVE,
HAMBLETON,
FY6 9EJ**

£210,000



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****SPACIOUS, EXTENDED DETACHED FAMILY HOUSE****

EXTENDED FAMILY HOME, THREE / FOUR BEDROOMS SITUATED IN THE POPULAR SEMI RURAL VILLAGE OF HAMBLETON.

THE ACCOMMODATION BRIEFLY COMPRISES; FITTED KITCHEN WITH INTEGRAL APPLIANCES, THREE / FOUR BEDROOMS AND BATHROOM, UTILITY ROOM. UPVC DOUBLE-GLAZING, CENTRAL HEATING.

INTERNAL VIEWING HIGHLY RECOMMENDED.



LOCATION: Willowcroft Drive leads off Riverside Drive and Kiln Lane, close to local shops, schools and transport service routes.

STYLE: An extended modern detached house with excellent living space for a young family.

CONDITION: Presented in a contemporary, minimalist style.

ACCOMMODATION: Ground-floor; entrance hall, front lounge with cobble effect 'Living Flame' fire, kitchen / diner with fitted high and low level units and integrated appliances. Sitting room extension to the rear with French doors out. Utility room, play-room / 4th bedroom (formerly the garage) First-floor; three bedrooms and fitted bathroom / WC.

OUTSIDE: To the front there is a paved driveway which provides parking for two vehicles, and a small lawned area. The rear garden is easy maintenance with paved patio and borders.

SERVICES: All mains services are connected, gas central heating run from a combi boiler, and UPVC double-glazing are installed.

COUNCIL TAX BAND: The property is listed as Council Tax Band C (Wyre Council).

EPC RATING - C

TENURE: Tenure of the property is freehold.

VIEWING: By telephone appointment through the Agents office