



Glamis Close, Noctorum, CH43

Guide Price £330,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

This is a four bedroomed detached house with two reception rooms, a kitchen/breakfast room, two en suite shower rooms plus family bathroom and also comes with a garage.

The property has a south facing garden. Noctorum is a prime residential area both within close proximities to primary and secondary schools, shops and public transport.

Access to the motorway and the tunnel for Liverpool are approximately ten minutes away. Hampton Chase is a non through road. For directions please sat nav: CH43 9JH

Tenure: Freehold

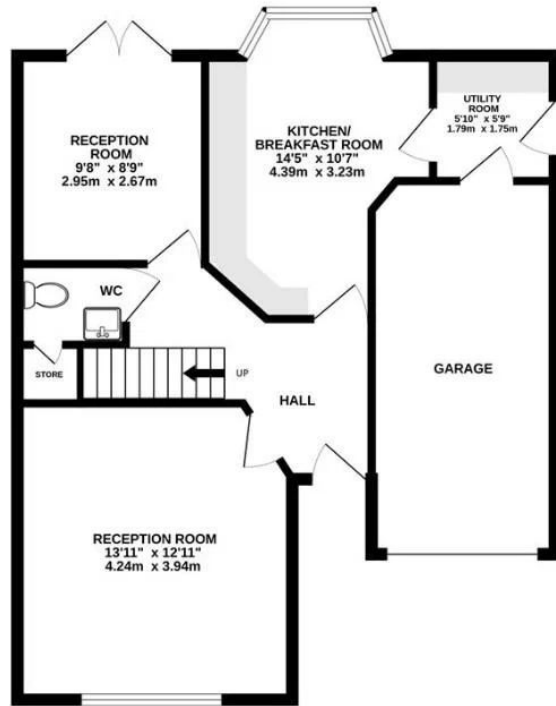
Council Tax Band: E



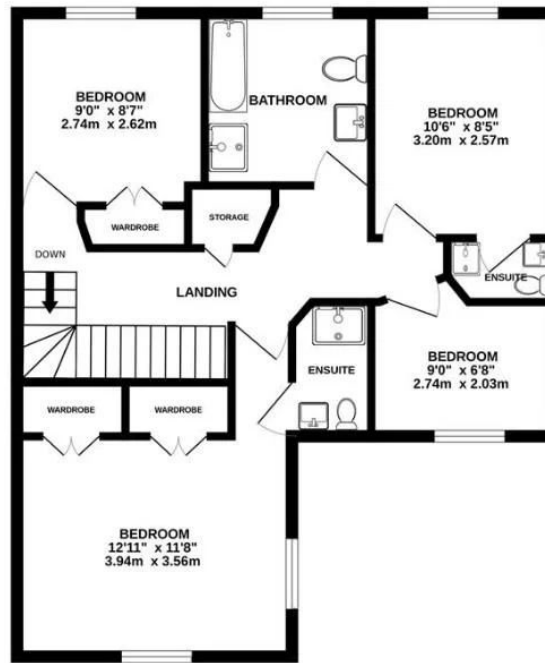




GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.

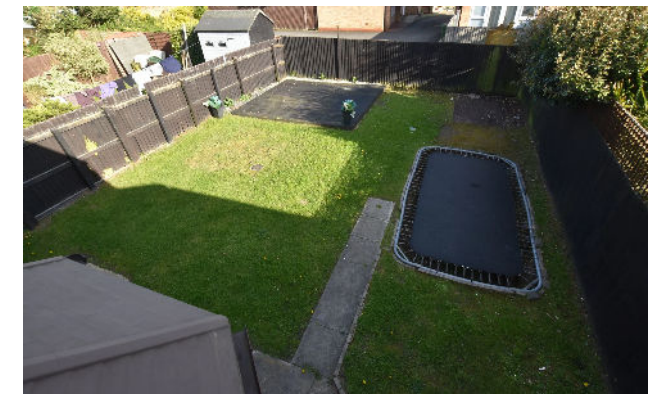


TOTAL FLOOR AREA : 1313 sq.ft. (122.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
- Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
- No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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