



3 Cherry Tree Drive, Crosby, IM4 2EE

This beautifully presented, newly built mid-terrace 2 bed home benefits from the remainder of a 10-year BLP warranty. Situated within a sought-after modern development, the property is conveniently located within walking distance of local amenities. Lawned front & rear gardens, driveway & an additional allocated parking space.

£299,000

Property Overview

Property Type	Terraced
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Terraced	Cloakroom	1
Receptions	1	Heating	Gas Fired Central Heating
Bedrooms	2		
Bathrooms	1	Windows	uPVC Double Glazed
		Front Garden	Lawned
		Rear Garden	Lawned
		Garage	Driveway



Orry-James Creane

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Property Description

This beautifully presented, newly built mid-terrace 2 bedroom home benefits from the remainder of a 10-year BLP warranty, offering added peace of mind. Situated within a sought-after modern development, the property is conveniently located within walking distance of local shops, amenities, and everyday conveniences such as the Co-Op and The Crosby Pub. Externally, it features lawned front and rear gardens, a private driveway, and an additional allocated parking space.

Accommodation

Ground Floor

- Entrance Hallway (approx. 8'8 x 3'7)
- Living Room (approx. 17'9 x 11'3)
- Kitchen/Diner (approx. 9'1 x 8'3 & 9'1 x 6'3)
- Downstairs W.C. (approx. 4'11 x 2'10)

First Floor

- Landing (approx. 9'3 x 6'5)
- Bedroom 1 (approx. 12'1 x 10'9)
- Bedroom 2 (approx. 14'6 x 9'1)
- Family Bathroom (approx. 7'10 x 6'8)

Outside

To the front of the property there is an easily maintained small lawned area with a block paved driveway to one side providing off road parking for one vehicle and access to the footpath leading to the front door.

To the rear of the property there is an enclosed lawned garden with a good size patio area and fenced boundaries.

Additional parking space for one vehicle, located at the entrance to the development.

Services

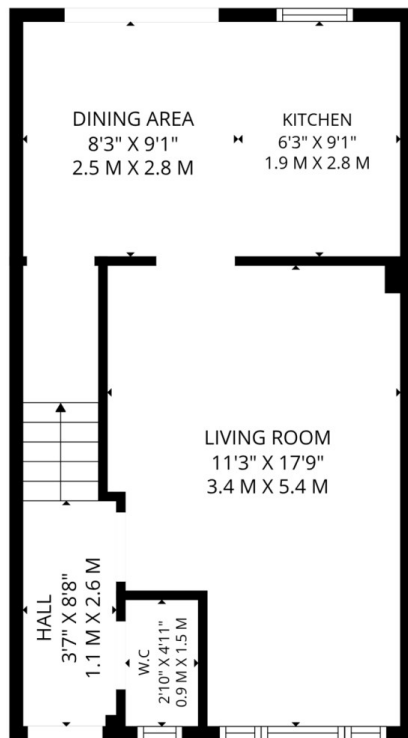
All main services are connected. Gas fired central heating. uPVC double glazed throughout.

Directions

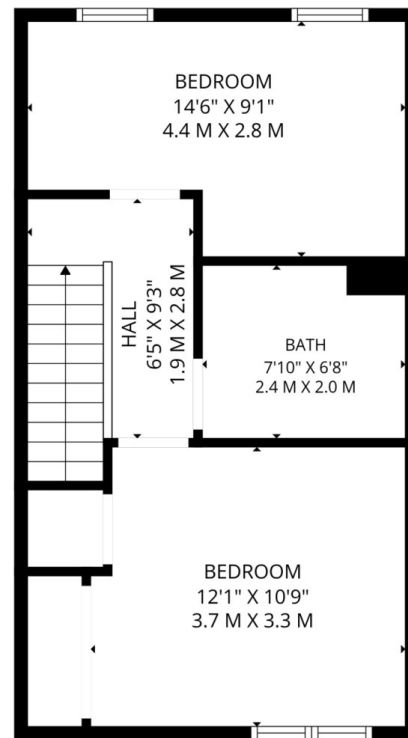
Travelling from Union Mills and through Glen Vine along the main road, continue past Marown Church and along Peel Road, continuing into Crosby. Proceed past the turnings to Old Church Road and Eyreton Road, taking the next left hand turning into Cherry Tree Drive where number three can be found a short distance along on the right hand side, clearly identified by our For Sale board.







1ST FLOOR



2ND FLOOR



Total: 788 sq. Ft, 74 m2

1st Floor: 394 sq. Ft, 37 M2, 2nd Floor: 394 sq. Ft, 37 m2

Excluded Areas: Walls: 58 sq. Ft, 4 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

