

This property is a beautifully refurbished, chain-free family home, ready for immediate move-in. Located just a short walk from the local primary school, leisure centre, shops, and cafés, 98 Cherry Tree is ideally situated for convenient everyday living, with easy access to the A40 for commuting and travel.

• EPC: C

Property style: Semi Detached

Approx Sq Feet: 966 sqft

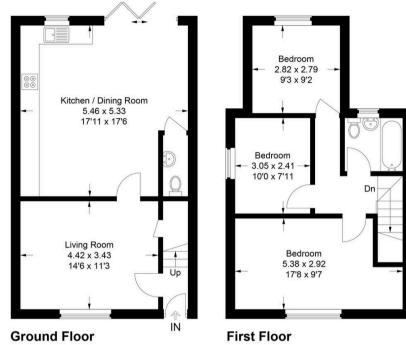
· Council Tax Band: D

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description should not be relied on as a statement or representation of fact or that the property, or its services, are in good condition. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by an intending purchaser. All statements contained in these particulars in relation to the property are made without responsibility of Ashington Page or its clients. Neither Ashington Page (nor any joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property

01494 680018 info@ashingtonpage.co.uk www.AshingtonPage.co.uk



Approximate Gross Internal Area Ground Floor = 48.9 sq m / 526 sq ft First Floor = 40.9 sq m / 440 sq ft Total = 89.8 sq m / 966 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Ashington Page



