



HARRISON  
Sales &  
Lettings  
RESIDENTIAL

Halifax Way, Moreton-In-Marsh  
Freehold





Halifax Way is a sought after location on the edge of the Moreton Park development. The outlook from the front of the house is of attractive greenery which creates a sense of space and distance from other properties. This attractive Cotswold Stone property has been well loved, maintained and upgraded by the current owners over the years.

Built in 2015 by Bloor Homes this property briefly comprises: entrance, cloakroom and understairs storage, spacious sitting room with front to back aspect, open plan kitchen-dining room, a separate utility room, main bathroom, four bedrooms (three doubles & one single) and an en-suite shower room to the principal bedroom.

Externally, there is a generous walled garden laid mainly to lawn, with a patio and pergola covered seating area. There is a shed for outside storage, and the property also benefits from a side door allowing access directly in to the garage. The garden can also be accessed via the side gate. To the side of the house is a driveway with parking for three cars and access to the single garage with power & lighting.

Additional benefits include: double glazing, central heating, built in wardrobes in two of the bedrooms & modern décor throughout. The kitchen has integrated appliances including full length fridge, dishwasher, electric oven, grill and hobs. The utility room has recesses for a free standing washing machine and a tumbler drier.

There is an annual Estate Service Charge of £280

Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Tax Band: E

EPC: C

What3words: ///guards.radar.marzipan





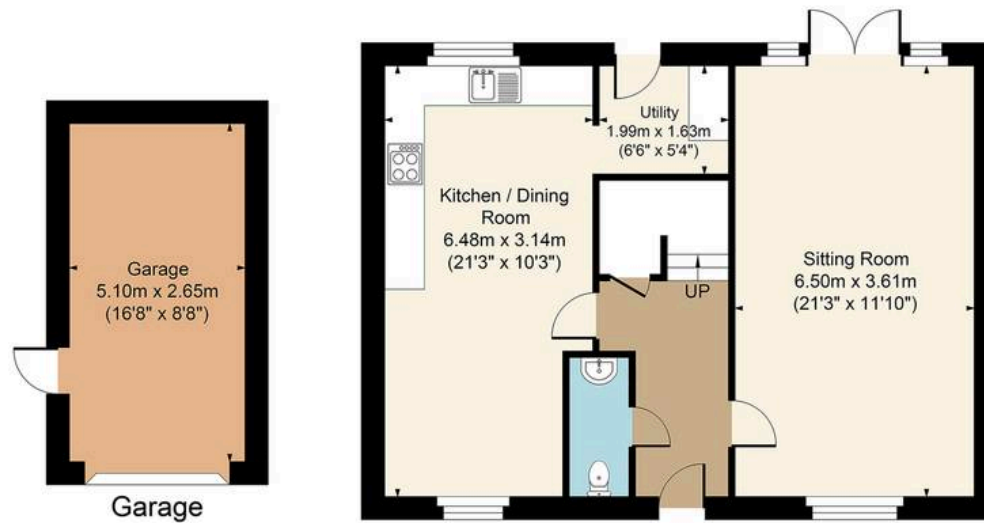




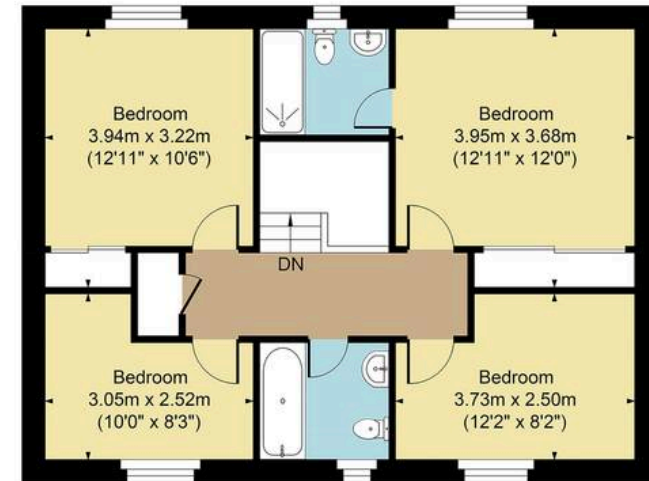
Main House Approx. Gross Internal Area:- 115.70 sq.m. 1245 sq.ft.

Garage Approx. Gross Area:- 13.52 sq.m. 145 sq.ft.

Total Approx. Gross Area:- 129.22 sq.m. 1390 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

[www.dmlphotography.co.uk](http://www.dmlphotography.co.uk)