

Pheasant Field, Hale Village, L24



For Sale - £450,000 Offers in the Region of

Key Features

- 4 Bedroom 3 Bathroom Detached House
- EPC Rating: C
- A Substantial Four-Bedroom Detached Property, Offering Three Bedrooms, Two Reception Rooms, and Set Back from the Road with a Large Driveway and Ample Garage Space.
- A Generously Sized and Light-Filled Entrance Hallway with a Convenient Wc.
- To the Left Is the Main Living Area, a Long and Spacious Reception Room That Flows Through to a Bright Sunroom.
- Directly Ahead Is a Second Reception Room, Also Well-Proportioned and Filled with Natural Light, Offering an Ideal Additional Living Space.
- Leading Off This Area Is a Separate Kitchen Positioned Within Its Own Defined Space, Which Connects to a Utility Room with Direct Access to the Rear Garden
- Off the Kitchen Is the Benefit of a Downstairs Bedroom and a Separate Bathroom, Providing Flexible Accommodation
- A Spacious and Long Landing, Filled with Natural Light and Offering Useful Storage Space
- The Master Bedroom Includes a Dedicated Dressing Area and En-Suite, Along with Two Further Well-Proportioned Double Bedrooms
- A Contemporary Family Bathroom Fitted to a Modern Standard.
- The Property Benefits from Both Front and Rear Gardens, with the Rear Garden Being Particularly Generous in Size and Not Overlooked, Offering a High Degree of Privacy

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 175 square metres / 1,878 square feet
- Council Tax Band: E
- Local Authority: Halton Borough Council
- Parking: Driveway
- No. of Parking Spaces: 3
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven

Description

Brought to the market by Atlas Estate Agents, this substantial detached residence in Pheasant Field, Hale Village (L24) is offered for sale with no onward chain and presents an excellent opportunity for family living in a sought-after location.

Set back from the road, the property enjoys an impressive frontage with a large driveway and ample garage space. Accommodation is thoughtfully arranged over two floors, beginning with a generously proportioned, light-filled entrance hallway complete with a convenient WC.

To the left, the main living room stretches in length, offering a spacious and welcoming reception area that flows seamlessly into a bright sunroom, ideal for relaxing and entertaining. Directly ahead, a second reception room provides further versatile living space, equally well-proportioned and filled with natural light.

The kitchen is positioned within its own dedicated space, offering a practical layout that connects through to a utility room with direct access to the rear garden. Off the kitchen, the property further benefits from a ground floor bedroom and separate bathroom, providing flexible accommodation suitable for guests or multi-generational living.

Upstairs, a long and spacious landing enhanced by natural light and useful storage leads to the bedroom accommodation. The master bedroom features a dedicated dressing area and en-suite, complemented by two further well-sized double bedrooms. A contemporary family bathroom serves the remaining rooms, finished to a modern standard.

Externally, the property boasts well-maintained front and rear gardens, with the rear garden being particularly generous in size and enjoying a private, not-overlooked aspect, creating an ideal outdoor retreat for families and entertaining alike.

Additional Images



Sunroom



Garden



Hallway



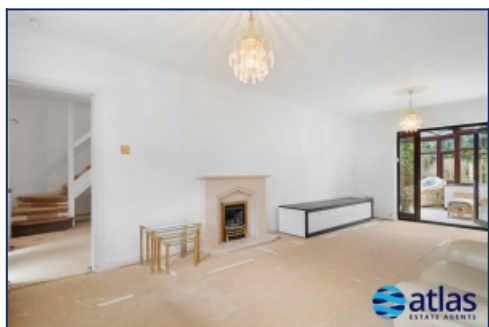
Hallway



Hallway



Downstairs Wc



Living Space



Living Space



Second Living Space



Second Living Space



Kitchen



Kitchen



Utility Room



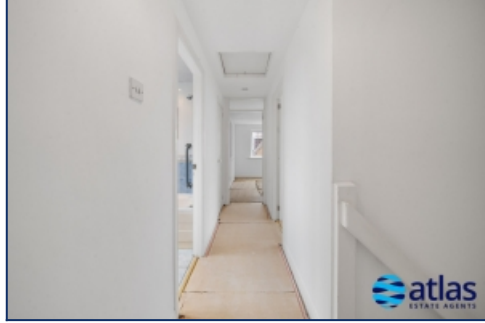
Bedroom One



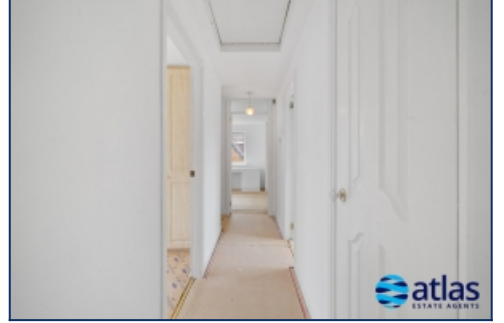
Sunroom



En-suite To Bedroom One



Landing



Landing



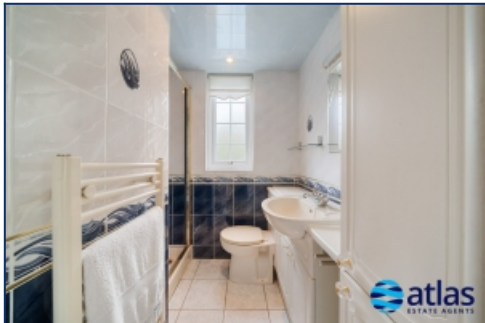
Bedroom Two



Bedroom Two



Bedroom Two Dressing Room



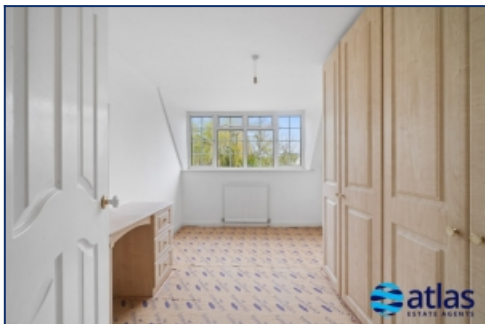
En-suite To Bedroom Two



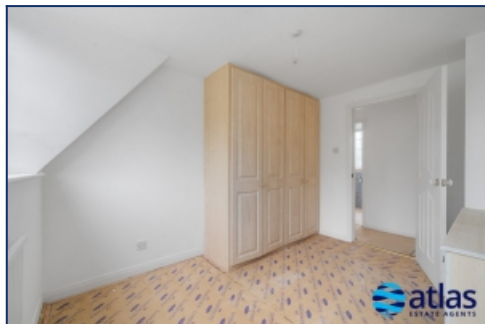
Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



Bathroom



Aerial View



Rear Elevation Of Property



Rear Elevation Of Property

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.