



Millers Lane
Platt Bridge

Miller Metcalfe
Every step of the way

Millers Lane

Platt Bridge

Semi Detached

3

2

EPC Rating - B

Looking for a house that you can move straight into?
Then look no further!

This delightful semi-detached property was built in 2022 and is still covered under the 10 year NHBC builder's guarantee.

The accommodation briefly comprises:-

Entrance hallway, lounge with double doors leading into the rear garden, ground floor WC and a dining kitchen, fitted with a range of modern wall and base units, with worksurfaces to complement and an integrated electric oven and hob, with space for a washing machine, fridge freezer and slimline dishwasher.

To the first floor there are three bedrooms and a family bathroom, comprising of a bath with shower above and glass shower screen, low level flush WC, pedestal hand basin and partially tiled walls.

Externally, the property is fronted by a lawned garden, with a gated driveway leading to an attached single garage. To the rear is a well-proportioned enclosed lawned garden.

Early internal viewings are strongly advised to avoid disappointment.

TENURE
Freehold

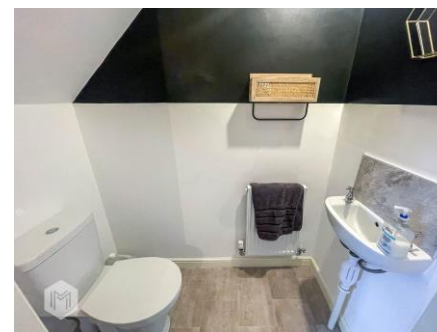
COUNCIL TAX
Band: B
Annual Price: £1,313 approx

MOBILE COVERAGE
EE
Vodafone
Three
O2

BROADBAND

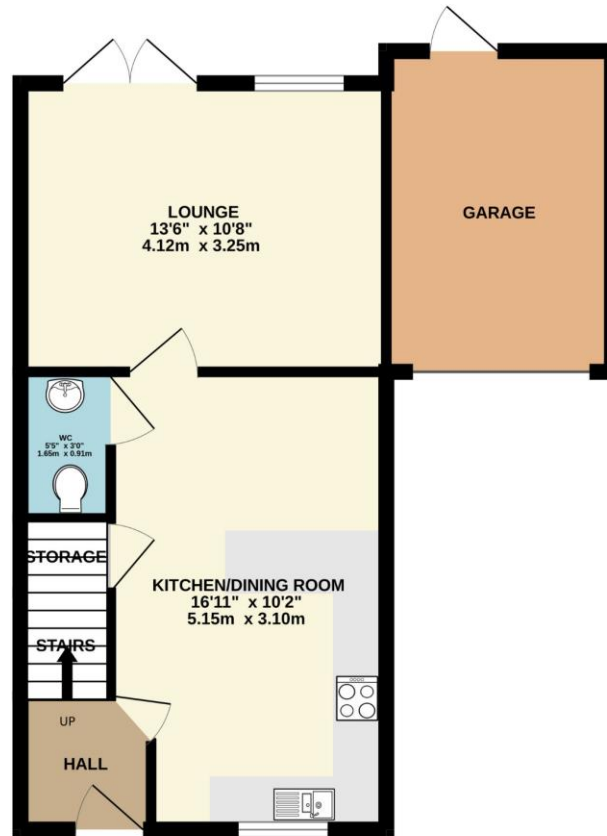
Basic: 16 Mbps
Superfast: 72 Mbps
Ultrafast: 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky
Virgin

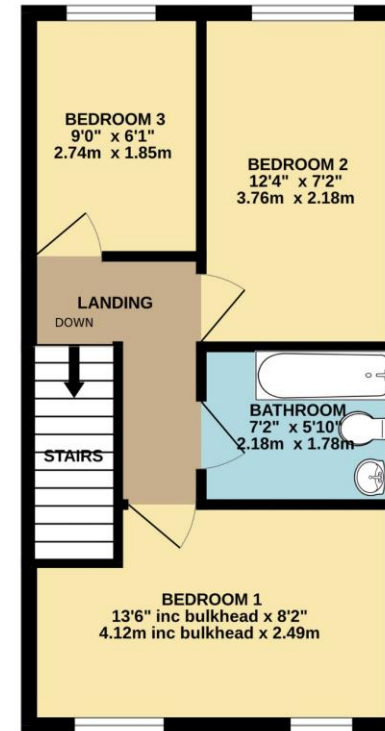




GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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.
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