



- * THREE BEDROOM SEMI DETACHED
- * CORNER PLOT
- * MULTIPLE VEHICLE OFF ROAD PARKING
- * DETACHED GARAGE
- * DOUBLE GLAZED
- * GAS CENTRAL HEATED





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	85
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	59	83
England, Scotland & Wales EU Directive 2002/91/EC		

Three bedroom semi detached corner plot, well presented throughout benefiting from multiple vehicle off road parking and detached garage.

Baucher Drive is situated close to local amenities, excellent public transport links and close proximity to M57/M58.

Property briefly comprises of;

Entrance Hall 13.2 x 5.8
 Lounge 11.2 x 14.5
 Dining Room 13.1 x 9.8
 Kitchen 12.3 x 6.7

1st Floor

Bedroom One 9.5 x 12.9
 Bedroom Two 11.4 x 10.2
 Bedroom Three 8.5 x 8.3
 Bathroom 7.9 x 7.3

External

Front & Rear Gardens
 Multiple Vehicle Driveway
 Detached Garage

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.