



89 Hillview Crescent, Banbury, Oxon OX16 1BW
Guide Price £340,000

**Stanbra
Powell**

Estate Agents
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Property Lettings





A well presented and extended family home on the popular Hillview development giving access to local shops, schools and amenities with planning permission for a two storey extension.

Entrance hall | Living room | Family room | Extended kitchen | Dining area | Three bedrooms | Loft room | Bathroom | South facing garden to rear | Driveway | Double glazing | Gas central heating

Three bedroom semi-detached house benefiting from extended kitchen and dining area, three well-proportioned bedrooms, loft room (currently used as office space), good size south facing rear garden with lawn and patio areas, parking and driveway, double glazing and gas central heating.

Ground Floor

Obscured double glazed door leading to entrance hall.

Entrance hall: Laminate wood flooring. Radiator. Stairs rising to first floor. Understairs storage cupboard. Doors leading to living room and kitchen.

Living room: Double glazed window to front aspect. Laminate wood flooring. Radiator. Feature fireplace. Open plan to additional family room.

Family room: Sliding patio doors to rear garden. Laminate wood flooring. Radiator. Feature fireplace.

From the hallway, kitchen.

Kitchen: Double glazed door to rear garden. Double glazed window to rear aspect. Extended kitchen fitted with a range of base and eye level units with work surface over. Stainless steel sink unit with mixer taps. Island which can be used as a breakfast bar. Space for Range oven with built-in extractor hood over. Space for washing machine, fridge/freezer and dishwasher. Radiator. Tiled flooring. Open to converted garage.

Dining area: (previously garage) double glazed window to front aspect. Radiator. Tiled flooring.

First Floor

Landing: Double glazed window to side aspect. Doors leading to bedrooms and bathroom. Stairs rising to loft room.

Bedroom one: Double bedroom with double glazed window to front aspect. Radiator.

Bedroom two: Double bedroom with double glazed window to rear aspect. Radiator.

Bedroom three: Single room with double glazed window to front aspect. Radiator.

Loft room: Roof window to rear aspect. Radiator. Power and light. Currently being used as an office (restricted head room).

Bathroom: Double glazed window to rear aspect. White suite comprising of low level WC, pedestal wash handbasin, panelled bath with Triton electric shower over. Boiler cupboard. Heated towel rail.

Outside

South facing rear garden: Enclosed by panel fencing. Paved patio area. Area laid to lawn. Flower and shrub borders. Pathway leading to steps down to further patio area to the rear of the garden. Hardstanding for shed.

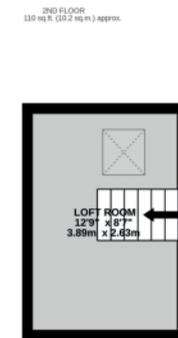
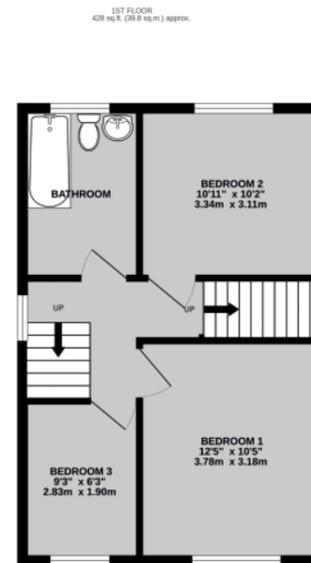
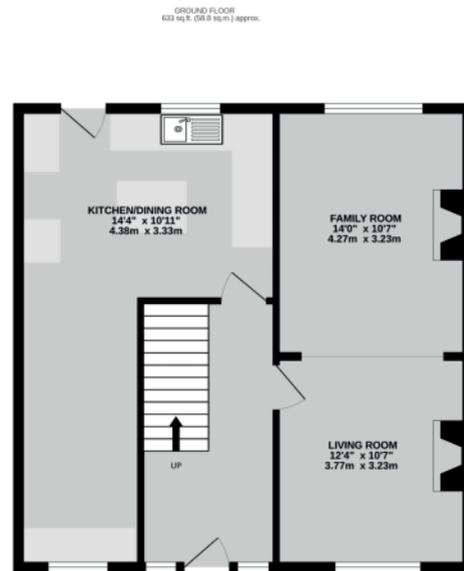
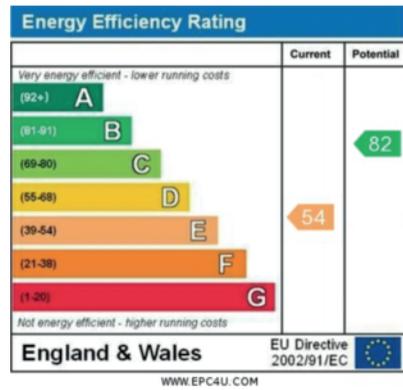
Front: Paved driveway providing parking for two/three vehicles.

Services: All
Council Tax Banding: C
Authority: Cherwell District Council

Directions: From Banbury Cross proceed north along North Bar and at the main traffic lights take the left turn into the B4100 Warwick Road. Continue along this road to the second roundabout, taking the third exit to Ruscot Avenue, first left into Sinclair Avenue and Hillview Crescent is on the right hand side.







TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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