



 **3**
Bedrooms

 **1**
Bathroom



Kings are pleased to present this three-bedroom semi-detached house found on Cranesbill Road in the Hamilton area. This property benefits from a corner plot down a quiet road in a prime location that is within close proximity to local amenities including local shops, supermarkets (Tesco & Aldi), schools, colleges, pharmacies and major access roads including Hungarton Boulevard, Keyham Lane and Colchester Road all being nearby. The layout is simple and spacious with the ground floor consisting of the living room and kitchen, and the first floor consisting of three bedrooms and the family bathroom.

This property is one not to miss out on due to the number of benefits it holds including minimal work required making it ready to move into, being the corner plot with additional parking to the rear with access to a single garage, double-glazing throughout and gas central heating. Available by appointment only. Available by appointment only. Call Kings now 0116 352 7012!!!

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As you enter the property you are initially placed in the entrance hallway where you will find the stairway leading to the first floor as you walk in and the living room to the right. The living room provides the property with a spacious hosting spot as well as maintaining that cozy feel consisting of hardwood flooring, a front facing double-glazed bay window, wall mounted radiator and fireplace, as well as access to the kitchen at the rear. The kitchen stretches the rear of the property giving enough room for a small dining table whilst consisting of hardwood flooring, fitted worktops and storage cupboards, a free-standing oven/hob, sink, rear facing double-glazed window and access to both the under-stair storage and the rear garden.

As you proceed up the stairway onto the first floor you are met with a spacious landing area connecting all three bedrooms and the family bathroom. The master bedroom being bedroom one is a double bedroom located at the rear of the property, the room stretches the rear consisting of hardwood flooring, a rear facing double-glazed window, wall mounted radiator and multiple fitted wardrobes providing ample storage space. Bedroom two is a small double bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator. Bedroom three is slightly smaller being a single bedroom which can be found at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator. The family bathroom boasts a three-piece layout consisting of tiling throughout, a bath/shower, toilet and sink.

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Property Info

Ground Floor

Living Room: 4.89m x 3.01m (16'1" x 9'10") – spacious living room located at the front of the property consisting of hardwood flooring, a front facing double-glazed bay window, wall mounted radiator and fireplace.

Kitchen: 2.79m x 4.18m (9'2" x 13'8") – stretching the rear of the property consisting of hardwood flooring, fitted worktops and storage cupboards, a free-standing oven/hob, rear facing double-glazed window, wall mounted radiator and access to under-stair storage and the rear garden.

First Floor

Bedroom One: 2.83m x 4.18m (9'3" x 13'8") – double bedroom stretching the rear of the property consisting of hardwood flooring, a rear facing double-glazed window, wall mounted radiator and multiple fitted wardrobes.

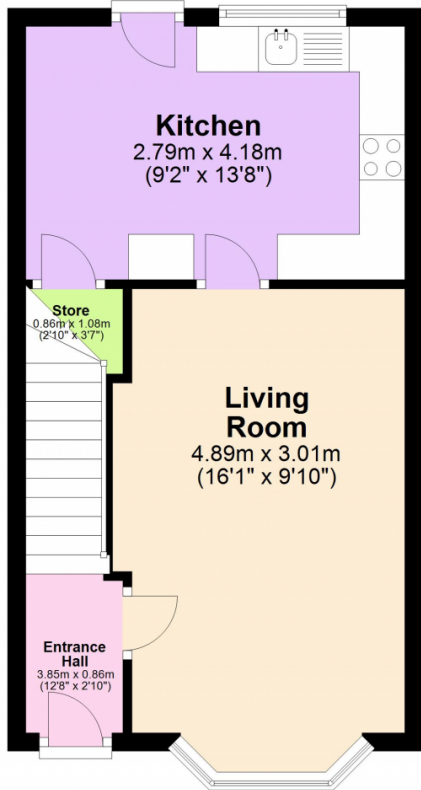
Bedroom Two: 3.11m x 1.87m (10'2" x 6'2") – small double bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator.

Bedroom Three: 2.11m x 2.22m (6'11" x 7'3") – single bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator.

Bathroom: 1.67m x 2.11m (5'6" x 6'11") – three-piece bathroom consisting of tiling throughout, a bath/shower, sink and toilet.

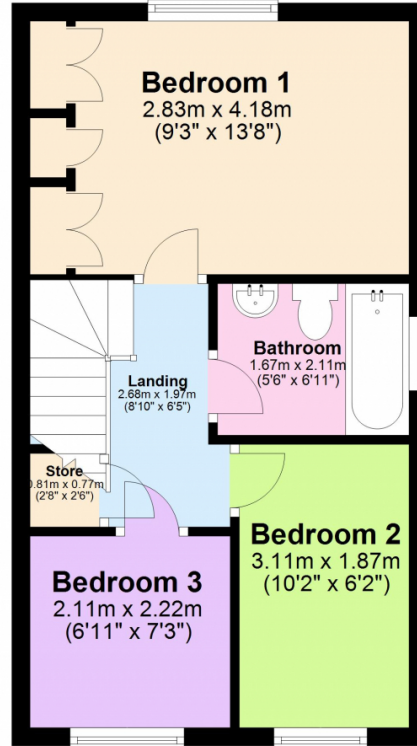
Ground Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



Total area: approx. 65.3 sq. metres (703.3 sq. feet)

