



 4
Bedrooms

 2
Bathrooms



Kings are excited to present this four-bedroom terraced house located on Welbury Road in the Hamilton area. This property is located within the sought-after area of Hamilton placed within close proximity to local amenities, shops, supermarkets including Sainsbury's, Tesco and Aldi, schools, places of worship and major transport links with regular bus routes and easy access to nearby major roads. This property is ideal for large families and first time buyers looking for a spacious family home. The property is located down a quiet road in an otherwise busy area benefiting from a layout consisting of a ground floor made up of the kitchen, living room and downstairs wc, first floor consisting of the family bathroom and three bedrooms including two doubles and one single, and a second floor consisting of a double bedroom with an en-suite.

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As you enter the property you make your way through the entrance hallway which provides access to the downstairs wc, kitchen and living area. The kitchen is found at the front of the property consisting of tiled flooring, fitted worktops and storage cupboards, an integrated oven/hob, front facing double-glazed window and wall mounted radiator. The living room takes an L-shape located at the rear of the property consisting of hardwood flooring, room for a dining table, rear garden access, rear facing double-glazed windows, wall mounted radiator and access to a large storeroom.

As you proceed up the stairway you are met with a spacious landing area granting access to the family bathroom at the top of the stairs and three bedrooms including two doubles and one single. The family bathroom is a three-piece bathroom found at the rear of the property consisting of a bath/shower, sink and toilet. Bedroom two is a double bedroom located at the front of the property consisting of hardwood flooring, front facing double-glazed window and a wall mounted radiator. Bedroom three is a double bedroom found at the rear of the property with a mirroring layout to bedroom two but also benefiting from a fitted sliding wardrobe. Bedroom four is a single bedroom which is currently being used as an office/study consisting of hardwood flooring, fitted shelves, front facing double-glazed window and wall mounted radiator.

The second and final floor is where you will find Bedroom one, this bedroom is the largest in the property with an additional dressing area and en-suite access. This bedroom consists of hardwood flooring, front facing double-glazed window, fitted wardrobe, wall mounted radiator and a velux window. The en-suite consists of a shower, sink and toilet. The loft is also accessed via this bedroom providing additional storage space for the property benefiting from ladder access, lighting and full boarding.

This property is one not to miss out on due to the fact that it requires next to no work as it has been recently redecorated and repainted throughout, with new carpets recently put down in the landing and hallway, new hardwood flooring put down in bedrooms two and three, has an allocated parking space, a separate garage, is located down a quiet road with an additional play area to the front, has spacious rooms throughout and gas central heating. Available by appointment only. Call Kings Now 0116 352 7012!!!!

Property Info

Ground Floor

Living Room: 5.39m x 4.20m (17'8" x 13'9") – located at the rear of the property consisting of hardwood flooring, room for a dining table, rear garden access, rear facing double-glazed windows, wall mounted radiator and access to a large storeroom.

Kitchen: 3.11m x 2.50m (10'2" x 8'2") – located at the front of the property consisting of tiled flooring, fitted worktops and storage cupboards, an integrated oven/hob, front facing double-glazed window and wall mounted radiator.

First Floor

Bedroom Two: 4.44m x 2.50m (14'7" x 8'2") – double bedroom located at the front of the property consisting of hardwood flooring, front facing double-glazed window and a wall mounted radiator.

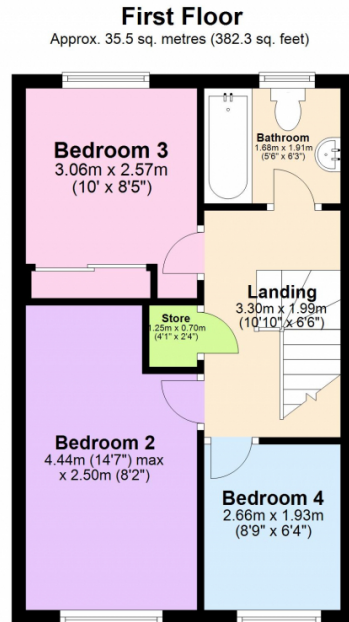
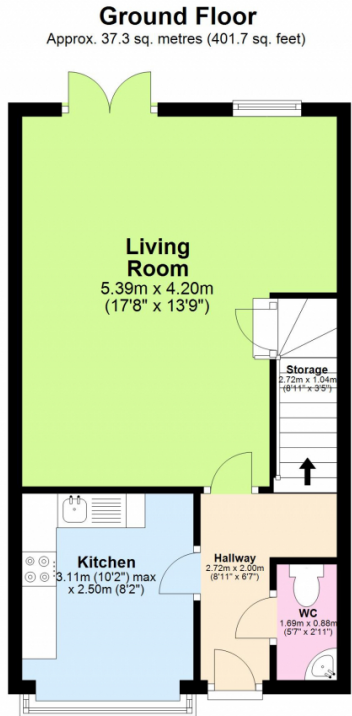
Bedroom Three: 3.06m x 2.57m (10' x 8'5") – double bedroom located at the rear of the property consisting of hardwood flooring, a wall mounted radiator, rear facing double-glazed window and a fitted sliding wardrobe.

Bedroom Four: 2.66m x 1.93m (8'9" x 6'4") – single bedroom located at the front of the property currently being used as an office/study consisting of hardwood flooring, fitted shelves, front facing double-glazed window and wall mounted radiator.

Bathroom: 1.68m x 1.91m (5'6" x 6'3") – three-piece family bathroom located at the rear of the property consisting of a bath/shower, sink and toilet

Second Floor

Bedroom One: 5.48m x 4.59m (18' x 15'1") – double bedroom consisting of hardwood flooring, front facing double-glazed window, fitted wardrobe, wall mounted radiator and a velux window. The en-suite consists of a shower, sink and toilet.



Total area: approx. 110.5 sq. metres (1189.6 sq. feet)