



Parklands Drive, Triangle, HX6 3NP
£230,000

E&H Holmes
ESTATE AGENTS

Situated on a popular residential cul-de-sac in Triangle is this three bedroom family home with driveway and garage. Benefiting from a modern, stylish dining kitchen and lounge with multi-fuel stove this light and airy property will make a fantastic home for a young or growing family. The house is located within a short walk of the local primary school and with convenient access to local amenities.

The accommodation, in brief, comprises: Entrance hall, lounge and dining kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom. To the front of the property is a lawn garden and driveway for one car with the garage located across the road. To the rear is a tiered patio and artificial lawn garden with open fields behind.



Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Lounge 15'1" x 11'9" (4.607 x 3.589)

Multifuel stove. Understairs cupboard. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 10'5" x 15'2" (3.183 x 4.631)

Fitted kitchen with wall and base units. Breakfast bar. Composite one and a half bowl sink. Eye level electric oven. Induction hob. Extractor fan. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer. Plinth heater. Composite door to rear elevation. UPVC double glazed window to rear elevation.

Landing

Stairs leading from entrance hall. Loft access. UPVC double glazed window to side elevation.

Bedroom One 14'1" x 8'11" (4.317 x 2.722)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 11'0" x 9'1" (3.369 x 2.773)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 9'5" x 5'11" (2.886 x 1.815)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Radiator. UPVC double glazed window to rear elevation.

Single Garage

Parking

Driveway parking for one car across the road from the property.

Front Garden

Lawn garden.

Rear Garden

Tiered lawn and patio garden.

Council Tax Band

B

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
aged,thick.wriggled

Disclaimer

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