



**Parklands Drive, Triangle, HX6 3NP**  
**Offers Over £220,000**

**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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