



Mardale Gardens, Gunthorpe Peterborough  
**Guide Price £210,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Semi Detached Home
- Light & Airy Lounge Diner
- Quality Refitted Kitchen
- Two Bedrooms
- Low Maintenance Garden with High Degree of Privacy
- Ample Off Road Parking and Garage

## Entrance Hall

Part UPVC double glazed door to entrance hall, tiled flooring, radiator, and doors to

## Lounge Diner 4.9m x 3.8m (16'0" x 12'4")

Open plan staircase to the first floor, wood effect flooring, retro style fitted radiator, UPVC double glazed window and matching half glazed door to the rear garden. TV point.



Kitchen 2.6m x 2m (8'5" x 6'5")

Refitted to offer a single drainer stainless steel sink unit with mixer taps over, UPVC double glazed window to the front, range of fitted drawer and base units, with fitted worktops. Recess and plumbing for a washing machine, integrated four ring electric hob with oven under, fitted extractor hood, recess for a free standing fridge freezer, wall mounted combination boiler.

First Floor & Landing

Linen cupboard. Doors to:

Bedroom 1 3.4m x 2.8m (11'1" x 9'1")

UPVC double glazed window to the rear, retro style radiator, built in storage cupboard over stairs.

Bedroom 2 3.7m x 2m (12'0" x 6'5")

UPVC double glazed window to front, and retro style fitted radiator.

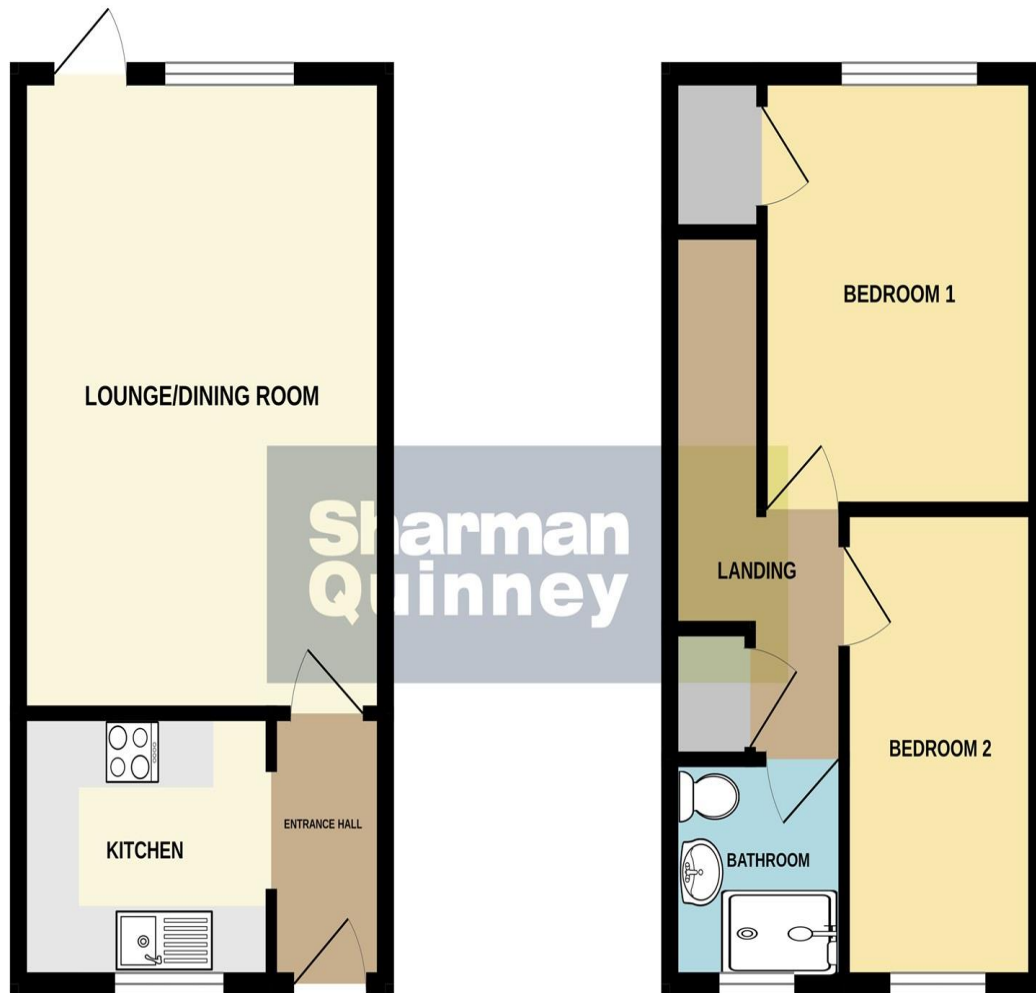
Bathroom

Refitted to offer a modern contemporary suite with a double shower cubicle with mains plumbed in shower, vanity wash hand basin with storage cupboards under, boxed in low level WC. Fully tiled walls and flooring, chrome heated towel rack/radiator, and UPVC double glazed window to the front



GROUND FLOOR

1ST FLOOR



## Outside

### Front

An open plan frontage with off road parking area.

### Rear

Fully enclosed patio garden for low maintenance. The garden offers a high degree of privacy with a brick walled boundary to one side with additional storage area. Established flower beds.

Private door to a brick garage.


Garage 5.1m x 2.3m (16'7" x 7'5") Power and light connected. Up and over door with off road parking to the front.

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

 [werrington@sharmanquinney.co.uk](mailto:werrington@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER205214 - 0001

