

## 2 BEDROOM SEMI-DETACHED HOUSE



**87 PARKLANDS WEST BUTTERWICK, £115,000**

\*\*\*\*FIRST TIME BUY OR RENTAL INVESTMENT OPPORTUNITY\*\*\*\* Semi-detached house. Living room, kitchen, two-bedroom, bathroom. Open views. Village location.

**LIVINGROOM: 13' 7" x 12' 4" (4.165m x 3.777m)**

Front facing entrance door and bow window. Staircase leading to first floor landing and bedrooms. Understairs storage cupboard. Television point. Radiator.



**DINING KITCHEN: 13' 8" x 10' 4" (4.173m x 3.160m)**

Rear facing window and entrance door leading to garden. Fitted wall and base unit with drawers. Worktop incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and tied splash backs. Free standing electric cooker. Provisions for white good. Radiator.



**FIRST FLOOR LANDING:** Side facing window. Loft access. Radiator.



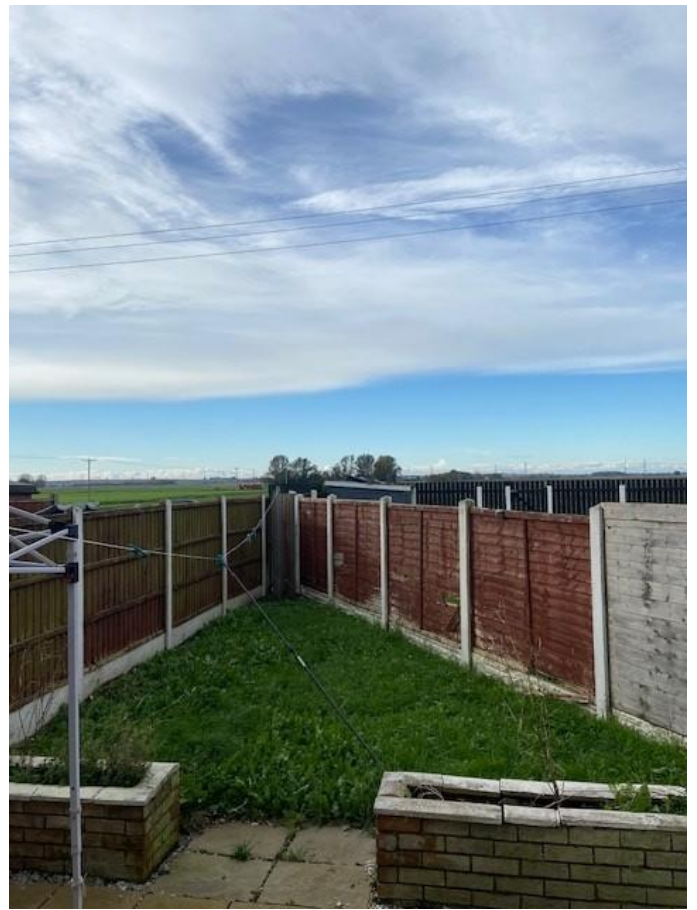
**BEDROOM 1: 12' 3" x 11' 6" (3.746m x 3.516m)** Front facing window. Laminate floor. Built in floor to ceiling wardrobe and cupboards. Television point. Radiator.



**BEDROOM 2: 10' 4" x 8' 5" (3.171m x 2.566m)** Rear facing window with open views over farmland. Radiator.



**BATHROOM:** 7' 3" x 4' 9" (2.230m x 1.448m) Rear facing window. Fitted suite comprising of a low-level WC, pedestal wash basin, and panelled bath with shower over. Half tiled walls. Radiator.



**OUTSIDE:** To the front there is a driveway with parking and additional gravelled parking area. A side wooden gate gives access to the rear. To the rear there is a paved patio area and lawned garden with open views over farmland and is all enclosed by a wooden fence boundary. External tap and lights.

#### The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

#### Misrepresentation

Keith Clough give notice that these particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but they must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Keith Clough has authority to make or give representations or warranty in relation to the property.