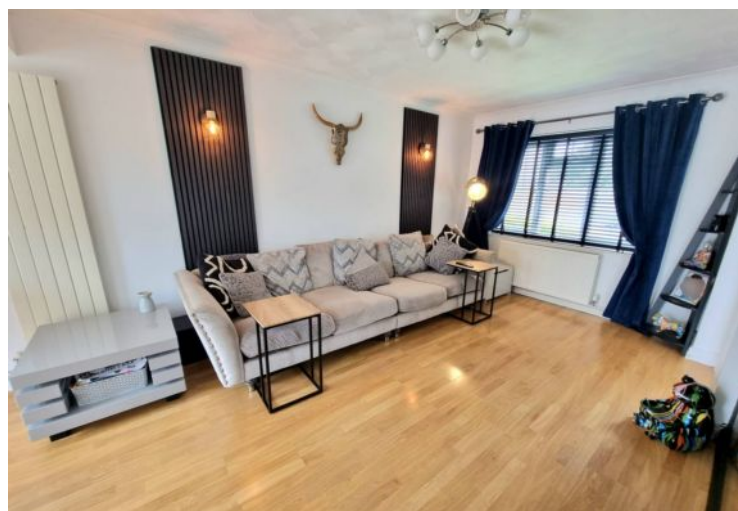




142 Maple Drive, Brackla

£229,950 Freehold

CALL TODAY TO ARRANGE YOUR VIEWING ON 01656 750764

DanielMatthew
ESTATE AGENTS



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN KITCHEN
- IDEAL FIRST TIME BUYER OPPORTUNITY
- DRIVEWAY & GARAGE
- FRONT, SIDE & REAR GARDEN
- CLOSE TO M4 CORRIDOR
- CLOSE TO LOCAL AMENITIES, SCHOOLS & PUBLIC TRANSPORT
- CALL TODAY TO ARRANGE YOUR VIEWING ON 01656 750764



Ideal for first-time buyer, A 3 bed semi-detached home in sought-after Brackla estate. Open-plan lounge/dining, modern kitchen, family bathroom. Gardens, driveway, garage. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Hallway

Enter via UPVC double glazed obscured door with side obscured glass panel into hallway, textured ceiling, plain walls with feature panelled walls going up staircase, staircase leading to first floor, door leading into Lounge.

Lounge

14' 4" x 10' 3" (4.38m x 3.12m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, media wall, radiator, white wall mounted column radiator.

Dining Room

8' 7" x 7' 5" (2.62m x 2.27m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, media wall, radiator, white wall mounted column radiator.

Kitchen

8' 7" x 6' 8" (2.61m x 2.02m)

UPVC double glazed window to rear aspect, plain ceiling with coving and spot lights, plain walls, tiled splashback, tiled flooring, A range of matching wall and base units with complimentary work surfaces, newly fitted electric cooker and four ring electric hob, extractor fan, one and a half stainless steel sink with drainer and mixer tap, space for fridge/freezer, plumbing for washing machine.



Landing
UPVC double glazed obscured window to side aspect, textured ceiling, loft access, plain walls, fitted carpet, doors leading into all first floor rooms.

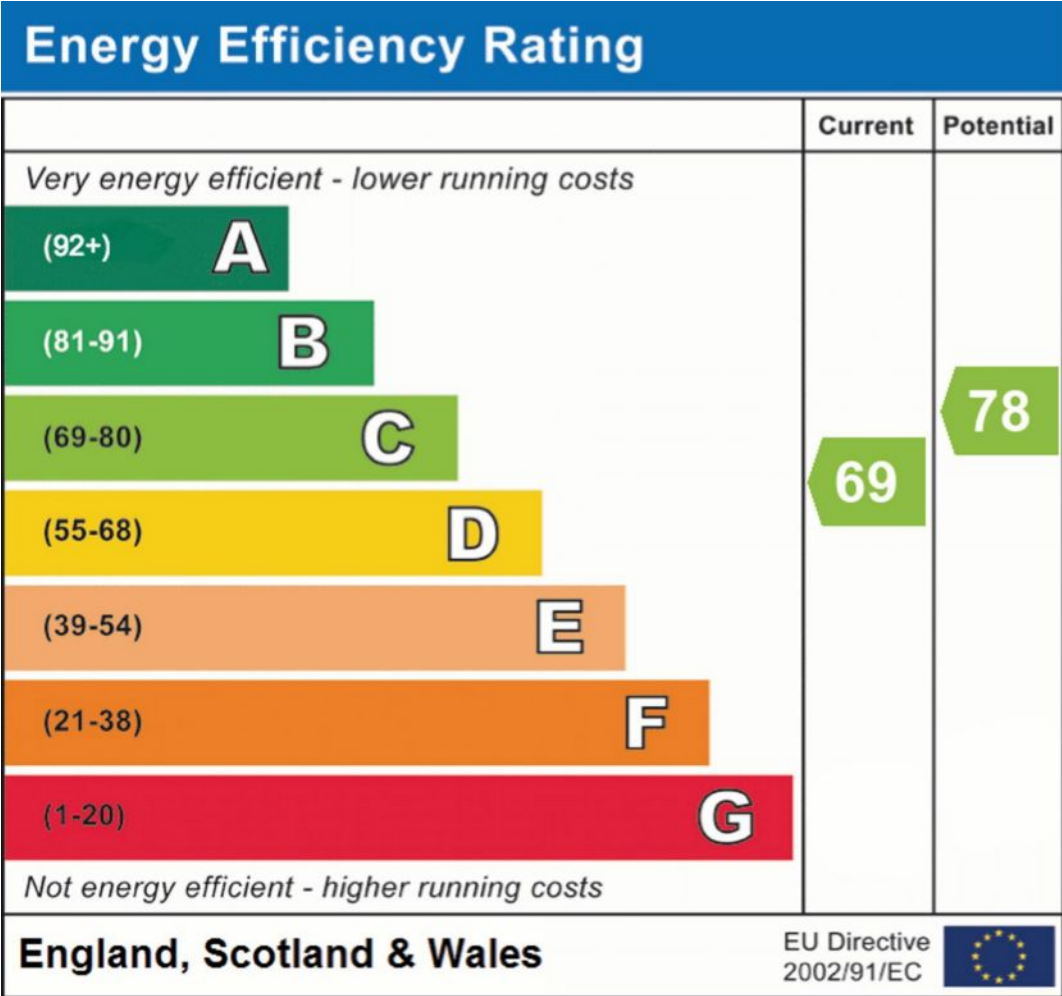
Bedroom One
12' 4" x 8' 5" (3.75m x 2.56m)
UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, radiator.

Bedroom Two
10' 5" x 8' 3" (3.18m x 2.51m)
UPVC double glazed window to rear aspect, textured ceiling, plain walls with dado rail, laminate flooring, radiator.

Bedroom Three
6' 4" x 5' 8" (1.93m x 1.72m)
UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, storage cupboard, radiator.

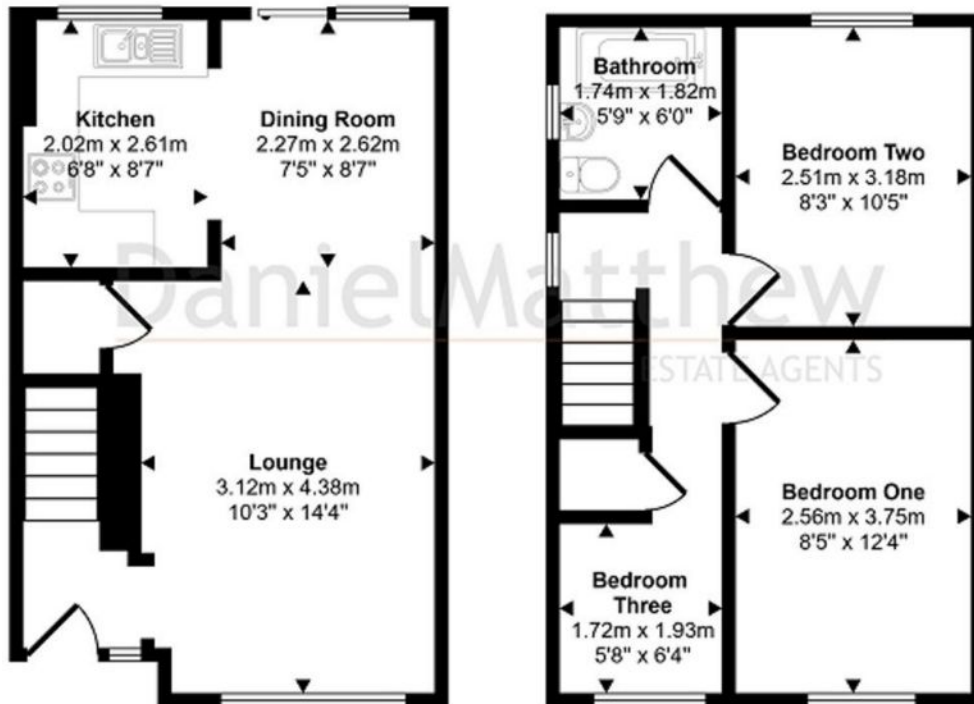
Bathroom
6' 0" x 5' 9" (1.82m x 1.74m)
UPVC double glazed obscured window to side aspect, plain ceiling, tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, p-shaped panelled bath with tap and over head mains shower, chrome heated towel rail.

Garden
Front - Tarmac driveway leading to single garage, laid to lawn area, pathway leading to front door, side gate access leading to rear garden. Rear - Brick and fenced boundaries, large patio area wrapping around to the side of the property, laid to lawn area, with mature flowers and shrubs.





Approx Gross Internal Area
62 sq m / 670 sq ft



Ground Floor
Approx 31 sq m / 331 sq ft

First Floor
Approx 31 sq m / 339 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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