



The Birdwalk, Clayton Heights,

£274,950

* DETACHED * THREE BEDROOMS * CUL-DE-SAC * MODERN KITCHEN & BATHROOM *
* GARDEN * DRIVE * GARAGE *

Superbly presented throughout is this three bedroom detached property. Occupying a much sought after cul-de-sac location on the Westwood Park Development and offering family sized accommodation.

Having a modern fitted kitchen, house bathroom and en suite shower room. The property would make an ideal purchase for a Young/Growing Family and offers 'ready to move into' accommodation. To the outside there is an enclosed garden with a driveway leading to an attached garage.



Vestibule

Radiator.

Cloaks/WC

Modern two piece suite comprising of a low flush wc, vanity sink unit, towel radiator and a double glazed window.

Lounge

16'3 x 10'10 (4.95m x 3.30m)

Living flame gas fire with fireplace surround, radiator and a double glazed window.

Dining Room

9'5 x 8'11 (2.87m x 2.72m)

Radiator and a double glazed window.

Kitchen

17' x 10'3 (5.18m x 3.12m)

Modern fitted wall and a base units, complimentary worktops, tiled splash back, sink unit and integrated fridge freezer, wine cooler, microwave, double oven, hob, extractor fan with a radiator and a double glazed window

First Floor Landing

Radiator and a double glazed window.

Bedroom One

13' x 9'9 (3.96m x 2.97m)

Fitted wardrobes, radiator and a double glazed window.

En Suite Shower Room

Modern three piece suite comprising, of a shower, cubicle, low flush w/c, pedestal wash basin, towel radiator, and a double glazed window.

Bedroom Two

11'6 x 10'4 (3.51m x 3.15m)

Radiator and a double glazed window.

Bedroom Three

10 x 9 (3.05m x 2.74m)

Radiator and a double glazed window.

House Bathroom

Three piece suite comprising of a modern P Shaped bath, vanity wash basin, low flush w/c, tiled walls and a floor, radiator and a double glazed window.

Loft

Accessed from landing with pull down ladder. The seller advises the loft area is partially boarded.

Exterior

To the outside there is an enclosed well stocked garden to the rear with a lawn, patio and artificial lawn area. A driveway leads to an attached garage.

TENURE

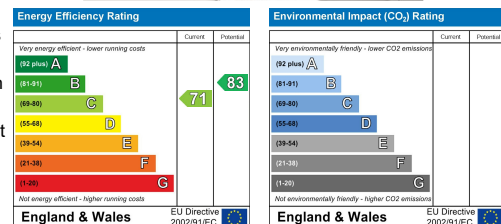
FREEHOLD.

COUNCIL TAX

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