



## Torre Crescent,

**£145,000**

\* SEMI DETACHED \* THREE BEDROOMS \* MODERN KITCHEN \* IDEAL FTB/FAMILY \*  
\* GOOD SIZED GARDEN \* PARKING \* GARAGE \*

This three bedroom semi detached property would make an ideal purchase for a number of buyers. Boasting a modern fitted kitchen, shower room and a conservatory.

The property is within easy reach of amenities, shops and schools close by.

The accommodation briefly comprises entrance porch, vestibule, lounge, kitchen and a conservatory. There are three first floor bedrooms and a shower room.

To the outside there is a patio garden to the rear with a driveway to the front which leads to a single garage.





## Entrance Porch

## Lounge

12'6" x 11'11" (3.81m" x 3.63m")

Radiator.

## Dining - Kitchen

16'10" x 7'10" (5.13m" x 2.39m")

Modern high gloss fitted kitchen having a range of wall and base units incorporating laminate sink unit, oven & hob with extractor, integrated microwave and plumbing for auto washer.

## Conservatory

Radiator and upvc door leading to rear.

## First Floor Landing

## Bedroom One

11'7" x 9'11" (3.53m" x 3.02m")

Radiator.

## Bedroom Two

9'11" x 9'4" (3.02m" x 2.84m")

Radiator.

## Bedroom Three

7'6" x 5'11" (2.29m" x 1.80m")

Radiator.

## Shower Room

Modern three piece suite comprising shower cubicle, low flush wc, vanity sink unit and radiator.

## Exterior

To the outside there is a patio garden to the rear with a driveway to the front which leads to a single garage.

## Council Tax Band

A

## Tenure

FREEHOLD.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
[G2 plus] A		[G2 plus] A	
[B1-B11] B		[B1-B11] B	
[C1-C11] C		[C1-C11] C	
[D1-D11] D		[D1-D11] D	
[E1-E11] E		[E1-E11] E	
[F1-F11] F		[F1-F11] F	
[G1-G11] G		[G1-G11] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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