



## Penfield Grove, Clayton,

**£219,950**

**\*\* EXTENDED SEMI DETACHED \*\* FOUR BEDROOMS \*\* TWO RECEPTION ROOMS \*\* CUL-DE-SAC \*\*  
\*\* WELL PRESENTED THROUGHOUT \*\* GARDENS, PARKING & GARAGE \*\*  
ATTENTION YOUNG/GROWING FAMILIES!!**

Are you looking for a spacious property with gardens? This fantastic extended four bedroom semi detached + attic occasional room offers spacious living accommodation and ready to move into accommodation.

Tucked away on this small and quiet cul-de-sac location

Handily placed for Clayton Village, local amenities, and the Quora Retail Park.

The accommodation briefly comprises hallway, kitchen, lounge, dining room, four first floor bedrooms ( master having en suite ) and a house bathroom.

There is a also a further attic occasional room.

To the outside there is a wonderful tiered garden to the side and rear with a pleasant summerhouse. A driveway leads to an attached garage.



Entrance

Radiator.

Lounge

13'4" x 12'6" (4.06m" x 3.81m")  
Log effect gas fire with feature fireplace surround, oak wood floor and radiator.

Dining Room

10'11" x 8'5" (3.33m" x 2.57m")  
Oak floor and radiator.

Kitchen

6'9" x 9'6" (2.06m" x 2.90m")  
Cream fitted kitchen having a range of wall and base units incorporating ceramic sink unit, oven & hob with extractor, integrated fridge freezer, plumbing for auto washer, exposed brick, pantry and upvc door leading to rear.

First Floor Landing

Bedroom One

12'0" x 13'4" (3.66m" x 4.06m")  
Built in wardrobes and radiator.

En Suite

Four piece suite comprising panel bath, pedestal wash basin, shower cubicle, low flush wc and radiator.

Bedroom Two

9'8" x 9'2" (2.95m" x 2.79m")  
Built in wardrobes and radiator.

Bedroom Three

11'6" x 9'1" (3.51m" x 2.77m")  
Built in wardrobes and radiator.

Bedroom Four

6'4" x 8'1" (1.93m" x 2.46m")  
Storage cupboard and radiator.

Bathroom

Three piece suite comprising panel bath. low flush wc, pedestal wash basin and radiator.

Attic Occasional Room

11'6" x 7'2" (3.51m" x 2.18m")  
Wood floor, velux window and radiator.

Exterior

To the front there is a driveway leading to an attached garage together with a good sized lawn and well stocked garden to the rear and summerhouse.

Council Tax Band

B

Tenure

FREEHOLD.



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