



**Ascot Drive, Horton Bank Top,
Offers Over £170,000**

**** SEMI DETACHED ** THREE BEDROOMS ** POTENTIAL TO EXTEND STPP ** PARKING **
** POPULAR LOCATION ** IDEAL FOR FTB/YOUNG COUPLE ** GARDENS ****

This three bedroom semi detached home would make an ideal purchase for a number of buyers..

The property is ideally located for amenities, schools and bus routes.

Offers potential to extend subject to relevant planning permissions.

The accommodation briefly comprises entrance hallway, dining kitchen, two bedrooms and house bathroom.

To the lower ground floor there is a lounge and third bedroom.

To the outside there is a lawned garden to the rear and a driveway which provides off street parking.



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Hall

Radiator and storage cupboard

Dining Kitchen

14'7" x 11'8" (4.45m" x 3.56m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, plumbing for auto washer, radiator and far reaching views.

Bedroom One

12'4" x 12'9" (3.76m" x 3.89m")

Radiator.

Bedroom Two

10'3" x 10'3" (3.12m" x 3.12m")

Radiator.

Bathroom

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

Lower Ground

Useful storage.

Lounge

16'9" x 11'8" (5.11m" x 3.56m")

Electric fire with feature fireplace surround, dual french doors to the rear garden and radiator.

Bedroom Three

10'4" x 10'2" (3.15m" x 3.10m")

Radiator.

Exterior

Driveway providing off street parking together with lawned garden to the rear and shed in back garden.

Council Tax Band

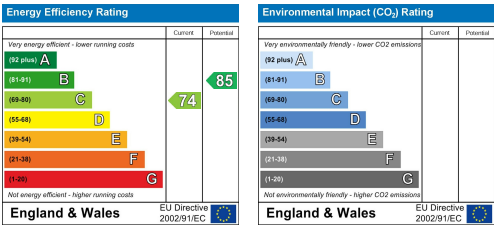
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Tenure

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.



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