

# Rambling Walk, Clayton,

£265,000

\* SEMI DETACHED \* WELL PRESENTED \* THREE/FOUR BEDROOMS \* TWO BATH/SHOWER ROOMS \* OUTSKIRTS OF CLAYTON VILLAGE \* MODERN LVING KITCHEN \* QUIET CUL-DE-SAC \* \* GARDEN & PARKING \* 5YRS NHBC STILL REMAINING \*

Offering spacious family sized accommodation over three floors, is this modern three/four bedroom semi detached property.

Tucked away in a quiet cul-de-sac location with easy access to Clayton Village amenities, schools.

Having 5 years NHBC remaining, this well presented home briefly comprises hallway, cloaks w/c, family living kitchen and a study/bedroom four to the ground floor. To the first floor there is a lounge and master bedroom with en-suite shower room. There are two further bedrooms to the second floor, together with a house bathroom.

To the outside there is an enclosed garden to the rear, plus a double driveway providing off street parking for two vehicles.







## Hall

Useful storage cupboard.

#### W/C

Modern two piece suite comprising low flush wc, pedestal wash basin, radiator and extractor fan.

#### **Bedroom Four / Office**

9'0" x 6'0" (2.74m" x 1.83m")

Radiator.

## **Dining Kitchen**

19'9" x 12'8" (6.02m" x 3.86m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, integrated fridge freezer, integrated dishwasher, integrated washing machine, radiator, storage and french door leading to rear.

## **First Floor Landing**

#### **Bedroom One**

12'7" x 9'8" (3.84m" x 2.95m")

Radiator.

#### **En Suite**

Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, radiator and extractor fan.

#### Lounge

11'9" x 12'8" (3.58m" x 3.86m')

Radiator.

## **Second Floor Landing**

#### **Bedroom Two**

11'5" x 13'0" (3.48m" x 3.96m")

Radiator, velux window and storage.

## **Bedroom Three**

12'8" x 9'0" (3.86m" x 2.74m")

Radiator and storage.

#### **Bathroom**

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, radiator and extractor fan.

#### **Exterior**

Well maintained lawn and patio garden to the rear with a double driveway to the front.

### **Council Tax Band**

D

### **Tenure**

FREEHOLD.

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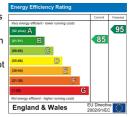














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