



**Necropolis Road,
Offers In Excess Of £250,000**

**** EXTENDED TERRACE ** FIVE BEDROOMS ** TWO RECEPTIONS ** WELL PRESENTED **
** READY TO MOVE INTO ** GATED DRIVEWAY ** REAR GARDENS ** VIEWING RECOMMENDED ****

This well presented five bedroom extended terrace property would appeal to a number of buyers.

Well presented throughout and offering 'ready to move into' accommodation.

The property is within easy reach of amenities, shops, Quora Retail Park and local schools.

Benefits from gas central heating, double glazing, gated driveway and a garden to the rear.

VIEWING ESSENTIAL!!



Entrance

Radiator.



Lounge

14'6" x 14'7" (4.42m" x 4.45m")

Coal effect gas fire with feature fireplace surround and radiator.

Dining Room

8'9" x 17'9" (2.67m" x 5.41m")

Radiator, upvc door leading to rear and storage.

Kitchen

10'6" x 9'6" (3.20m" x 2.90m")

White fitted kitchen having a range of wall and base units incorporating range cooker, extractor and plumbing for auto washer.



First Floor Landing

Bedroom One

12'3" x 9'9" (3.73m" x 2.97m")

Radiator and useful storage.



Bedroom Two

11'0" x 9'4" (3.35m" x 2.84m")

Radiator.

Bedroom Three

10'5" x 13'2" (3.18m" x 4.01m")

Radiator.

Bedroom Four

7'3" x 7'6" (2.21m" x 2.29m")

Radiator.



Bedroom Five

7'3" x 7'6" (2.21m" x 2.29m")

Radiator.

W/C

Low flush wc.



Bathroom

Two piece suite comprising panel bath, pedestal wash basin and radiator.

Exterior

Gated driveway leading to attached garage together with an enclosed garden to rear with lawn and patio.

Tenure

FREEHOLD.

Council Tax Band

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	B	(92 plus) A	
(81-91) B	C	(81-91) B	
(69-80) C	D	(69-80) C	
(55-68) D	E	(55-68) D	
(39-54) E	F	(39-54) E	
(21-38) F	G	(21-38) F	
(11-20) G	H	(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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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