





£375,000

Situated on a quiet cul de sac this three bedroom semi detached family home does require modernisation throughout but equally offers tremendous potential for renovation and extension to create a wonderful family home (stpp). The property stands on a good sized plot and provides easy access to all local amenities including the nearby mainline train station to London Euston and is offered for sale with no onward chain.

Property Description

ENTRANCE

Double glazed door to porch.

ENTRANCE PORCH

Door to hall.

ENTRANCE HALL

Stairs rising to first floor with recess below, night storage heater, opening to:

LOUNGE

Twin double glazed windows to front aspect. Night storage heater, feature stone fireplace.

DINING ROOM

Double glazed double doors to conservatory. Night storage heater, archway to kitchen.

KITCHEN

Double glazed window and further single glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, single drainer stainless steel sink unit, plumbing for automatic washing machine and dishwasher, cooker point.

CONSERVATORY

Double glazed sliding patio doors to rear.

LANDING

Access to loft space, night storage heater, airing cupboard housing hot water cylinder.

BEDROOM ONE

Double glazed window to rear aspect. Built-in cupboard.

BEDROOM TWO

Two double glazed windows to front aspect.

BEDROOM THREE

Two double glazed windows to front aspect.

WET ROOM

Double glazed window. Tiled shower cubicle, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT GARDEN

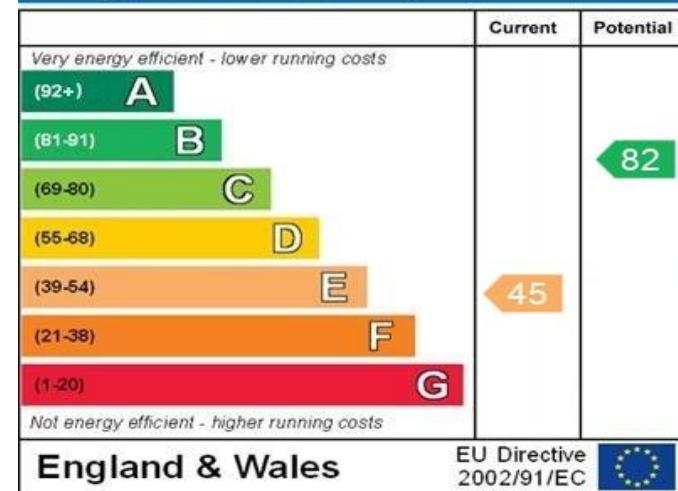
Laid to hardstanding providing parking, flower and shrub beds,

REAR GARDEN

Mainly laid to lawn with paved patio areas, flower and shrub beds, gated side access, timber and brick built storage sheds.



Energy Efficiency Rating



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents