





**Offers in the Region  
Of £400,000**

Set on a corner plot in a quiet location close to local schools and amenities, this spacious three bedroom semi detached home is in need of modernisation throughout, offering great potential to create a wonderful family home. The property comprises Lounge/Dining room, Kitchen/Breakfast room, downstairs WC, Study/Utility, Conservatory and three bedrooms & family bathroom upstairs. Additionally, the property benefits from a good sized private garden, a double garage and driveway parking and is offered to the market with NO ONWARD CHAIN.

# Property Description

## **ENTRANCE**

Gated access leading to front door. Gate to garden, outside light and tap.

## **ENTRANCE HALL**

Doors to WC, utility/study and living room, radiator.

## **CLOAKROOM**

Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, heated towel rail, tiled walls and floor.

## **STUDY/UTILITY**

Double glazed frosted window to side aspect. Wall-mounted cupboards, space and plumbing for washing machine and tumble dryer.

## **KITCHEN**

Double glazed window to front aspect. Fitted with a range of floor-standing and wall-mounted units with rolled edge work surface over, sink with drainer, integrated electric double oven, space for fridge, freezer, and dishwasher, integrated electric hob with extractor fan over, stairs rising to first floor, double doors to lounge.

## **LOUNGE**

Double glazed window to front aspect, double glazed sliding patio doors to conservatory. Feature fireplace with electric fire, radiator.

## **CONSERVATORY**

Double glazed windows and doors leading to decked area, tiled floor.

## **LANDING**

Access to loft space, storage cupboard housing gas boiler, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator, built-in wardrobe.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, panelled bath with shower over, tiled floor and walls.

## **OUTSIDE**

## **GARAGE/PARKING**

Double garage with electric up and over doors, power and lighting. Driveway parking for two cars.

## **REAR GARDEN**

Courtesy door to garage, decked area surrounded by wall with steps leading to lawn area, enclosed by timber fencing, timber storage shed, outside light.

GROUND FLOOR  
778 sq.ft. (72.2 sq.m.) approx.

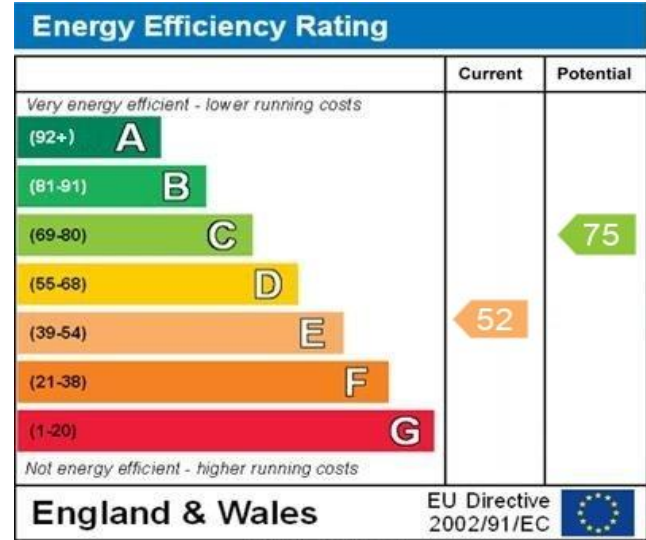


1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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