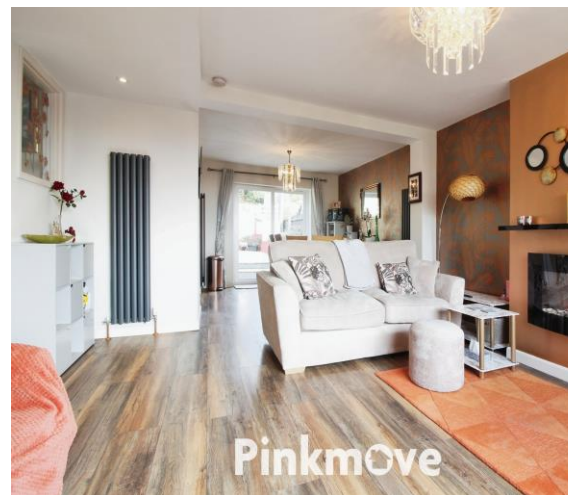




## Lansdowne Road, guide price £300,000

- GUIDE PRICE £300,000 TO £315,000
- SPACIOUS SEMI-DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- OPEN PLAN RECEPTION ROOM
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY
- EPC Rating: C



**Pinkmove**

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## About the property

We are pleased to offer this immaculate semi-detached property for sale. This charming home provides a warm atmosphere, ideal for families seeking their perfect residence. It includes three spacious double bedrooms, a utility room, an open-plan reception area, a modern kitchen, and a private rear garden.







## Accommodation

### Hall

### Living Room

15' 3" x 14' 4" ( 4.65m x 4.37m )  
Max Measurements

### Dining Room

10' 9" x 10' 3" ( 3.28m x 3.12m )  
Max Measurements

### Kitchen

9' 5" x 11' 7" ( 2.87m x 3.53m )  
Max Measurements

### Utility Room

10' 3" x 3' 6" ( 3.12m x 1.07m )  
Max Measurements

### Cloakroom

4' 3" x 3' 6" ( 1.30m x 1.07m )  
Max Measurements

### Bedroom 1

10' 4" x 11' 9" ( 3.15m x 3.58m )  
Max Measurements

### Bedroom 2

14' 1" x 9' 2" ( 4.29m x 2.79m )  
Max Measurements

### Bedroom 3

11' 2" x 10' 4" ( 3.40m x 3.15m )  
Max Measurements

### Bathroom

6' 3" x 11' 9" ( 1.91m x 3.58m )  
Max Measurements

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## Floorplan

### Ground Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



### First Floor

Approx. 52.5 sq. metres (564.8 sq. feet)



Total area: approx. 108.3 sq. metres (1166.1 sq. feet)  
**8 Lansdowne Road**

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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