





**£325,000**

Set in a cul-de-sac location this three bedroom semi-detached family home is offered to the market with no upper chain, and an accommodation comprising a lounge, kitchen/diner, three bedrooms, family bathroom and additional downstairs cloakroom, front and rear gardens and driveway parking for two vehicles.

# Property Description

## **ENTRANCE PORCH**

Double glazed window to front aspect. Door to:

## **ENTRANCE**

Stairs rising to first floor, radiator.

## **CLOAKROOM**

Double glazed frosted window to rear aspect. Low level WC, wall-mounted wash hand basin with splashback tiling, radiator.

## **LOUNGE**

Double glazed windows to front and side aspect. Radiator.

## **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, space for fridge freezer, space for cooker with extractor fan over, plumbing for washing machine, stainless steel sink unit with mixer tap, wall-mounted gas combi boiler, storage cupboard.

## **LANDING**

Access to loft space, doors to bedrooms and bathroom, storage cupboard with radiator.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator.

## **BEDROOM TWO**

Skylight window. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Skylight window. Panelled bath with shower over, low level WC, pedestal wash hand basin with splashback tiling, tiled floor.

## **OUTSIDE**

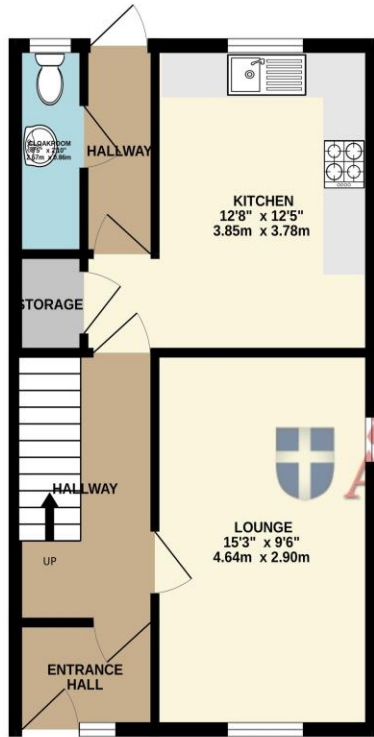
## **PARKING**

Driveway providing parking for two vehicles.

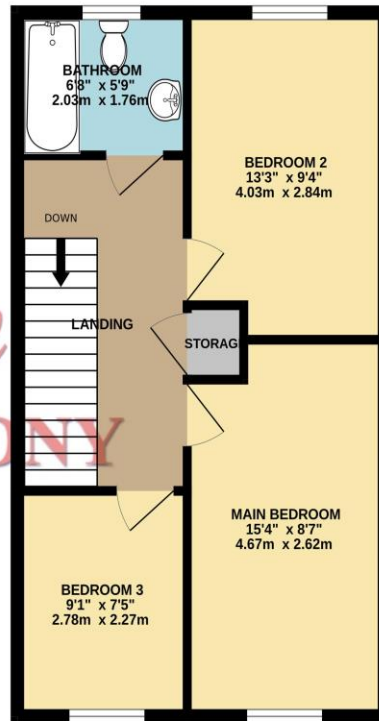
## **REAR GARDEN**

Mainly laid to lawn, surrounded by panel fencing and brick wall, outside light, pathway leading to gated side access, timber storage shed.

GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



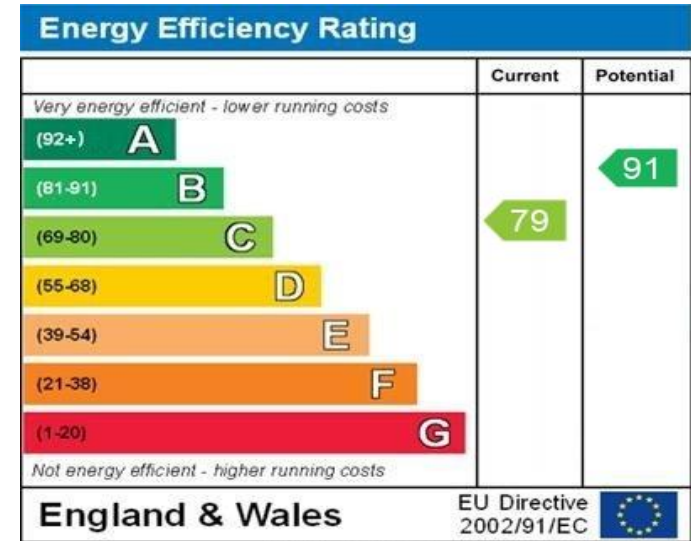
1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



Michael ANTHONY

TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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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.

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