





**Guide Price**  
**£300,000**

Offered to the market with no upper chain this three bedroom semi-detached home requires modernisation throughout but offers tremendous potential to create a wonderful family home. The accommodation comprises a lounge/diner, kitchen, family bathroom, front and rear gardens, garage and driveway parking.

# Property Description

## **ENTRANCE**

UPVC double glazed front door to:

## **ENTRANCE HALL**

Radiator, doors to lounge, kitchen, and garage, stairs rising to first floor landing, skylight.

## **LOUNGE**

UPVC double glazed window to rear aspect, UPVC double glazed door. Feature fireplace with brick surround, under stairs storage cupboard, television point, radiator.

## **KITCHEN**

UPVC double glazed window to front aspect. Fitted with a range of base and eye level units with rolled edge work surface over, plumbing for washing machine, wall-mounted gas combi boiler, stainless steel single drainer sink unit with mixer tap, space for cooker, part tiled walls, radiator.

## **LANDING**

Doors to bedrooms and bathroom, access to loft space, airing cupboard housing lagged water cylinder.

## **BEDROOM ONE**

UPVC double glazed window to front aspect. Radiator.

## **BEDROOM TWO**

UPVC double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

UPVC double glazed window to rear aspect. Radiator.

## **BATHROOM**

UPVC double glazed frosted window to front aspect. Panelled bath with mixer tap and shower attachment, part tiled walls, pedestal wash hand basin, low level WC.

## **OUTSIDE**

## **GARAGE/PARKING**

Garage with power and lighting, electric roller door. Driveway parking for one.

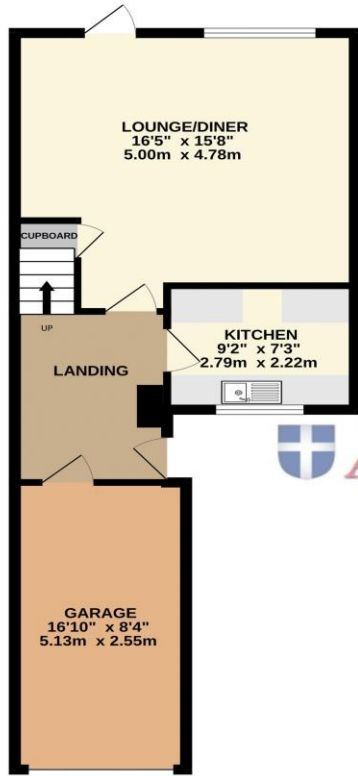
## **FRONT GARDEN**

Gated side access, lawn area to side, outside light, cold water tap.

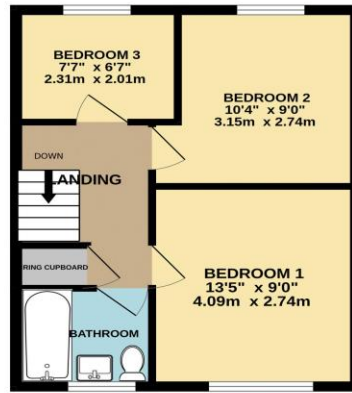
## **REAR GARDEN**

Laid to lawn with gated side access, enclosed by timber fence panelling.

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.

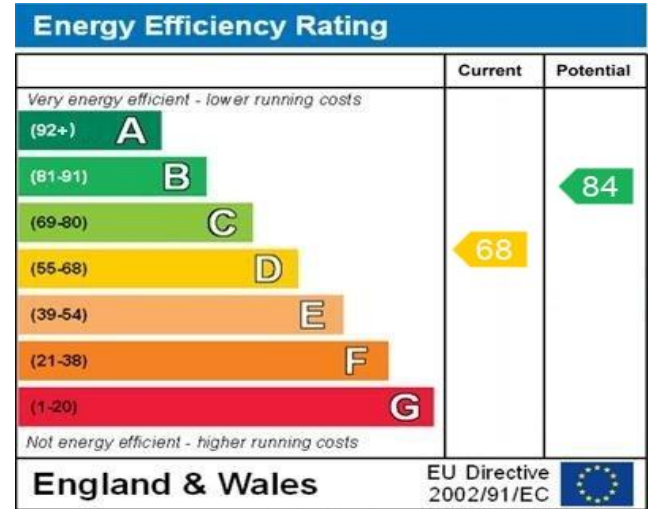


1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



*Michael*  
**ANTHONY**

TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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