







**£470,000**

Located in the sought-after area of Whitehouse is this four-bedroom semi-detached townhouse. The ground floor offers an entrance hall, lounge, kitchen/diner and downstairs cloakroom. The first floor accommodation comprises the three bedrooms and a family bathroom, whilst the second floor provides the main bedroom and an accompanying en-suite. The property also boasts a fully enclosed rear garden, a garage and driveway parking.

# Property Description

## ENTRANCE

Double glazed front door with storm porch over to:

## ENTRANCE HALL

Doors to lounge, kitchen/dining room and downstairs cloakroom, stairs rising to first floor, under stairs storage cupboard, storage cupboard, tiled floor.

## CLOAKROOM

Low level WC with push button flush, pedestal wash hand basin with mixer tap over, extractor fan, part tiled walls, tiled floor.

## LOUNGE

UPVC double glazed windows to rear aspect, UPVC double glazed French doors to garden. Radiator, television point, telephone point, storage cupboard.

## KITCHEN/DINING ROOM

UPVC double glazed window to front aspect. Fitted with a range of soft close base and eye level units with square edge work surface over, inset sink with mixer tap over, integrated: electric oven with five-ring gas hob and extractor hood over, microwave, fridge freezer, dishwasher and washing machine; extractor fan, tiled floor, cupboard housing wall-mounted boiler, plinth lighting.

## LANDING (First Floor)

Doors to bedrooms two, three, four and bathroom, stairs rising to second floor, storage cupboard.

## BEDROOM TWO

UPVC double glazed window to rear aspect. Radiator.

## BEDROOM THREE

UPVC double glazed window to front aspect. Radiator.

## BEDROOM FOUR

UPVC double glazed window to front aspect. Radiator.

## BATHROOM

Low level WC with push button flush, pedestal wash hand basin with mixer tap over, panelled bath and wall-mounted shower, heated towel rail, part tiled walls, tiled floor, extractor fan.

## BEDROOM ONE (Second Floor)

UPVC double glazed window to front aspect, double glazed skylight window to rear aspect. Radiator, door to en-suite.

## EN-SUITE

Double glazed skylight window to rear aspect. Low level WC with push button flush, pedestal wash hand basin with mixer tap over, fully tiled shower cubicle with wall-mounted shower and rainfall shower head, heated towel rail, extractor fan, part tiled walls, tiled floor.

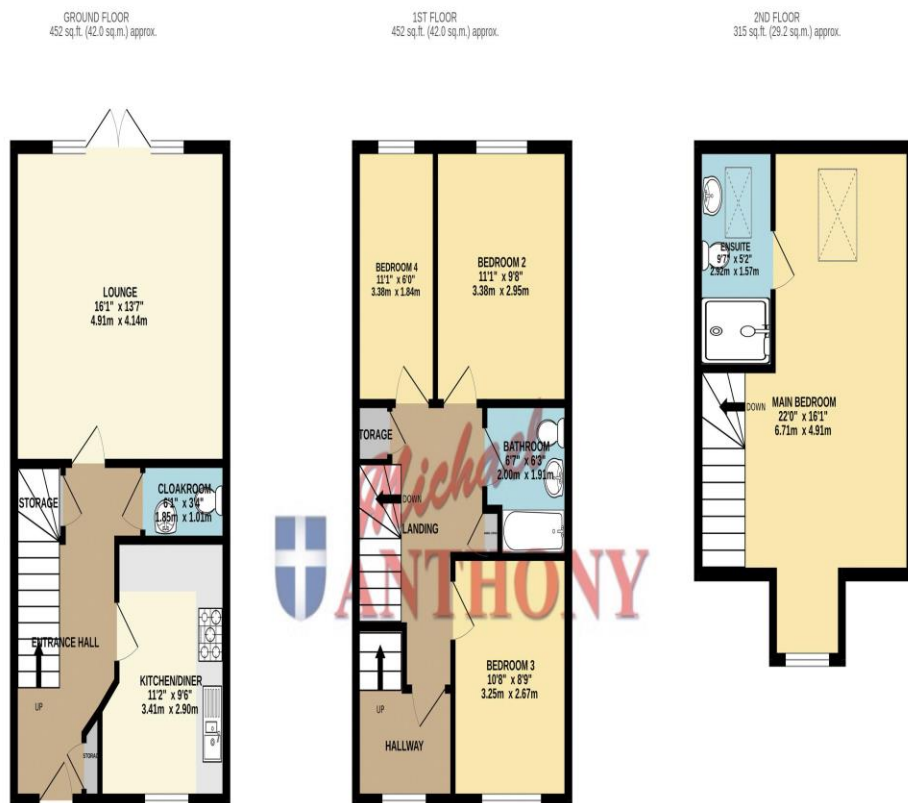
## OUTSIDE

## GARAGE/PARKING

Single garage with metal up and over door. Allocated parking.

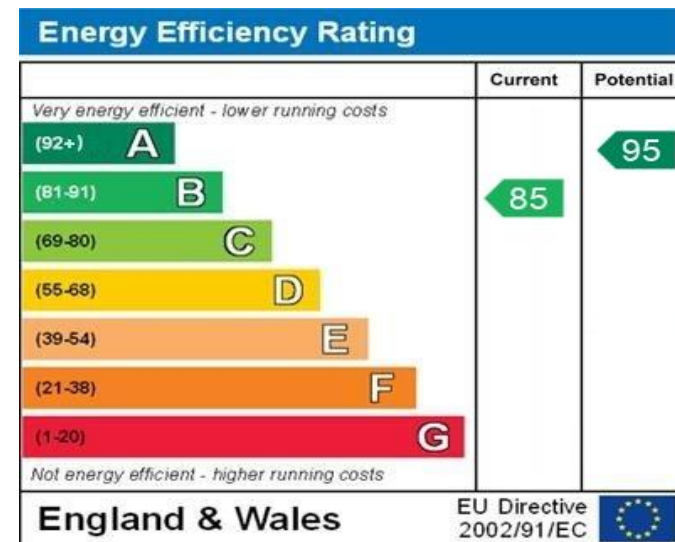
## FRONT GARDEN

Path to front door, outside light, flower/shrub borders.



TOTAL FLOOR AREA: 1219 sq.ft. (113.3 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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