







**£250,000**

Located within the heart of Bradville this three bedroom terraced home provides flexible accommodation with an accommodation comprising of kitchen/breakfast room, lounge/diner, family bathroom and additional downstairs cloakroom, front and rear gardens, driveway parking and garage.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Doors to kitchen, lounge/diner, study and cloakroom.

## CLOAKROOM

Wash hand basin in vanity unit, part tiled walls, low level WC, wall-mounted gas combi boiler.

## LOUNGE/DINER

Two double glazed Velux windows to rear aspect, double glazed double doors to rear. Radiator, stairs rising to first floor.

## LEAN-TO

Windows to side and rear aspects, door to side.

## STUDY

Double glazed window to front aspect. Radiator.

## KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, five-ring gas hob with extractor fan over, built-in oven, one and a half bowl stainless steel sink unit with mixer tap and drainer, plumbing for washing machine, space for fridge freezer.

## LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, storage cupboard.

## BEDROOM TWO

Double glazed window to front aspect. Radiator, storage cupboard.

## BATHROOM

Double glazed frosted window to front aspect. Panelled bath with shower attachment over, heated towel rail, access to loft space, tiled walls, wash hand basin in vanity unit, storage cupboard.

## OUTSIDE

## FRONT GARDEN

Mainly laid to lawn with path to front door, cold water tap, outside light.

## REAR GARDEN

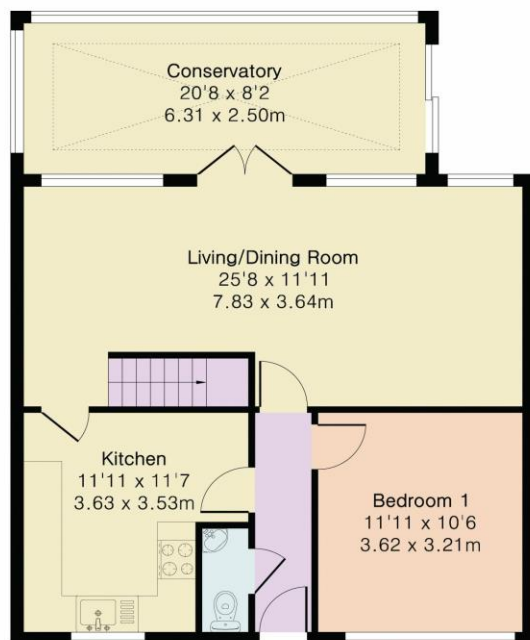
Mainly laid to lawn surrounded by panel fencing, brick wall.

## Approximate Gross Internal Area 1278 sq ft - 119 sq m

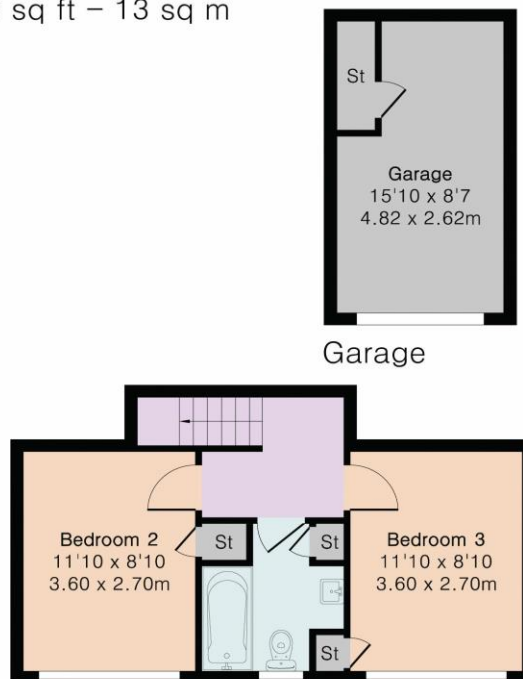
Ground Floor Area 805 sq ft – 75 sq m

First Floor Area 337 sq ft – 31 sq m

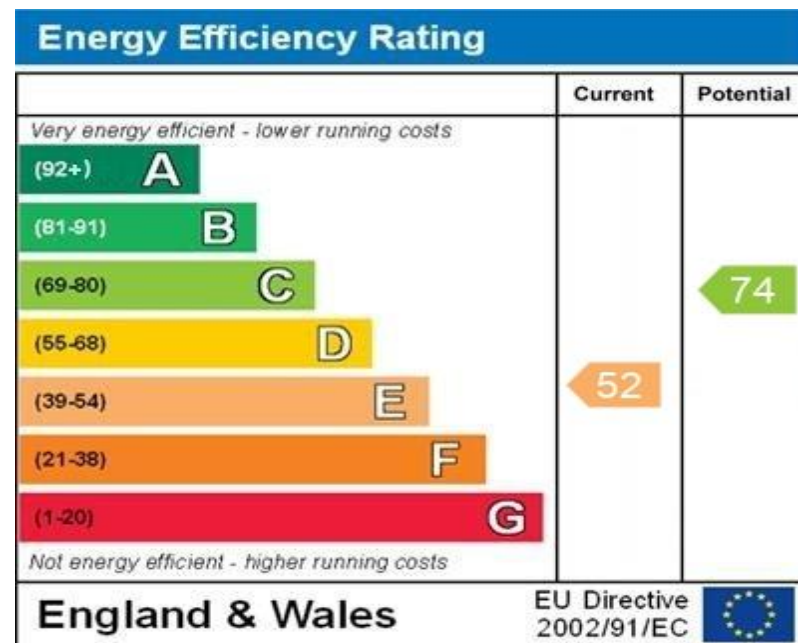
Garage Area 136 sq ft – 13 sq m



Ground Floor



First Floor



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