





**Offers in Excess of  
£325,000**

Ideally positioned within a quiet cul-de-sac location this extended three bedroom semi-detached family home is offered to the market with many benefits including a lounge, kitchen/diner, family bathroom, storage room, garden, garage and driveway parking for two cars.

# Property Description

## ENTRANCE PORCH

Composite door with frosted glazed panel, fully glazed door to lounge.

## LOUNGE

UPVC double glazed window to front aspect. Radiator, flow through to kitchen/diner.

## KITCHEN/DINER

UPVC double glazed window to rear aspect, UPVC double glazed door to rear. Range of wall mounted and floor standing units with roll edge work surface over, splash back tiling, one and a half bowl single drainer sink with mixer tap, integrated oven and hob with extractor hood over, plumbing for dishwasher and automatic washing machine, space for fridge/freezer, wall mounted boiler.

## LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

UPVC double glazed window to front aspect. Airing cupboard housing hot water tank, radiator.

## BEDROOM TWO

UPVC double glazed windows to front and rear aspects. Radiator.

## BEDROOM THREE

UPVC double glazed window to rear aspect. Access to loft space, radiator.

## BATHROOM

Frosted UPVC double glazed window to rear aspect. Panelled bath with mixer tap and shower attachment, low level w.c. with push button flush, vanity wash hand basin, heated towel radiator, part tiled walls.

## OUTSIDE

### GARAGE & PARKING

Power and light, driveway parking.

### FRONT GARDEN

Pathway to front door, outside light.

### REAR GARDEN

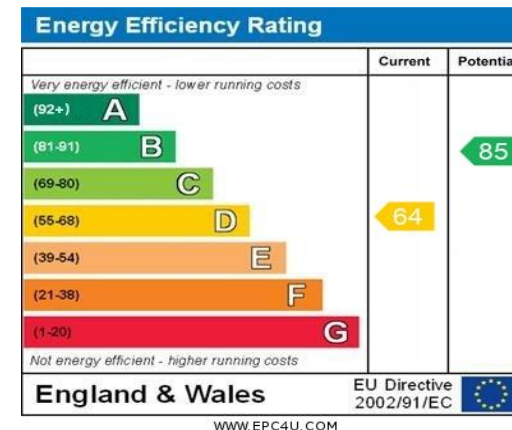
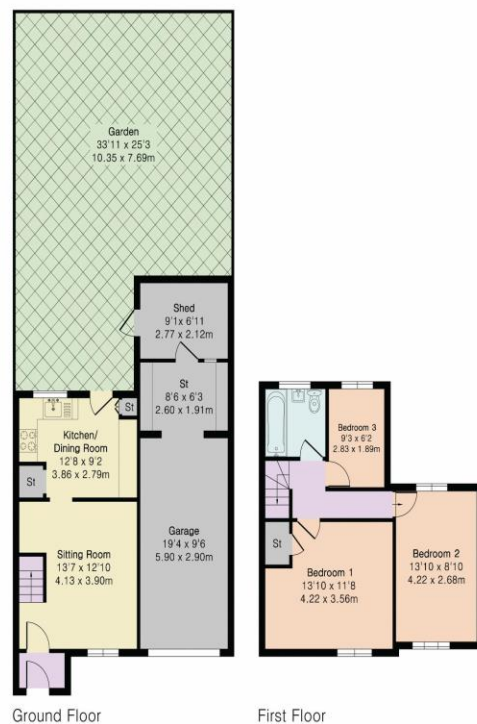
Enclosed by timber fencing panels, laid to lawn with patio area, flower and shrub beds, shed to remain, outside tap, outside light.

**Approximate Gross Internal Area 760 sq ft - 71 sq m  
(Excluding Garage)**

Ground Floor Area 312 sq ft – 29 sq m

First Floor Area 448 sq ft – 42 sq m

Garage Area 319 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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