





**Guide Price**  
**£245,000**

'For sale by Secure Sale Online Bidding. Starting bid £245,000. Terms and Conditions apply'. Ideally positioned within a quiet cul-de-sac location this two bedroom semi-detached home is offered to the market with many benefits including lounge, kitchen/diner, family bathroom, rear garden and allocated parking.



# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Double glazed window to front aspect. Door to lounge.

## LOUNGE

Double glazed window to front aspect. Door to kitchen/diner, stairs rising to first floor landing, radiator.

## KITCHEN/DINER

Double glazed window and door to rear. Fitted with a range of base and eye level units with rolled edge work surface over, space for fridge freezer, oven and hob with extractor overhead, single drainer sink unit with mixer tap over, plumbing for washing machine, splashback tiling, under stairs storage cupboard, radiator.

## LANDING

Doors to bedrooms and bathroom, airing cupboard, access to loft space housing concealed wall-mounted boiler.

## BEDROOM ONE

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

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Pedestal wash hand basin, low level WC with push button flush, panelled bath with mixer tap and shower attachment, heated towel rail, extractor fan, part tiled walls.

## OUTSIDE

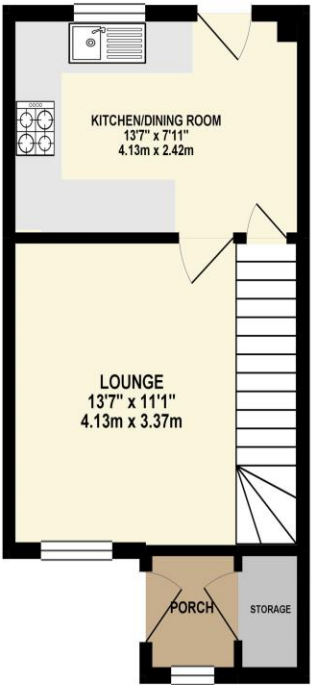
### FRONT GARDEN

Path to front door.

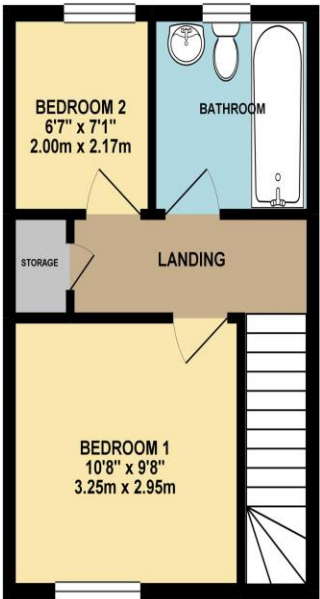
### REAR GARDEN

Laid to lawn with outside tap, enclosed by timber fence panelling.

GROUND FLOOR 289.92 sq. ft.  
( 26.93 sq. m. )

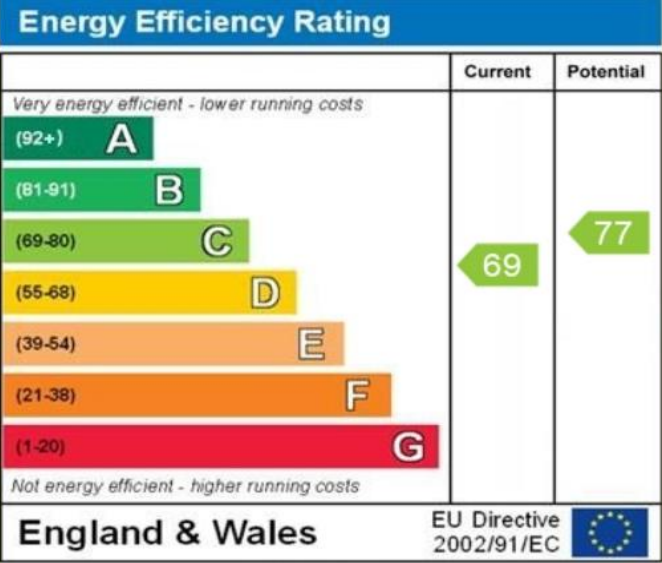


1ST FLOOR 286.07 sq. ft.  
( 26.58 sq. m. )



TOTAL FLOOR AREA : 575.98 sq. ft. ( 53.51 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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