





£270,000

This two bedroom semi-detached property is the perfect first-time purchase or investment, nestled in the highly desirable Emmerson Valley. The ground floor comprises a kitchen, lounge/ diner and conservatory. The first floor boasts two double bedrooms with built in storage and a family bathroom. Externally, fully enclosed garden space and allocated parking for multiple vehicles.

Property Description

ENTRANCE PORCH

UPVC door to:

ENTRANCE HALL

Doors to kitchen and lounge/diner, radiator.

LOUNGE/DINER

Sliding double glazed door to conservatory. Radiator, door to hall.

CONSERVATORY

Sliding double glazed patio doors to garden, double glazed window to side aspect.

KITCHEN

Double glazed window to front aspect. Fitted with a range of base and eye level units with rolled edge work surface over, space for fridge freezer and washing machine, integrated oven and hob with extractor fan, composite sink with mixer tap over, tiled splashback.

LANDING

Double glazed frosted window to side aspect. Doors to bedrooms and family bathroom.

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, bath with power shower over, part tiled walls, radiator.

OUTSIDE

PARKING

Allocated parking.

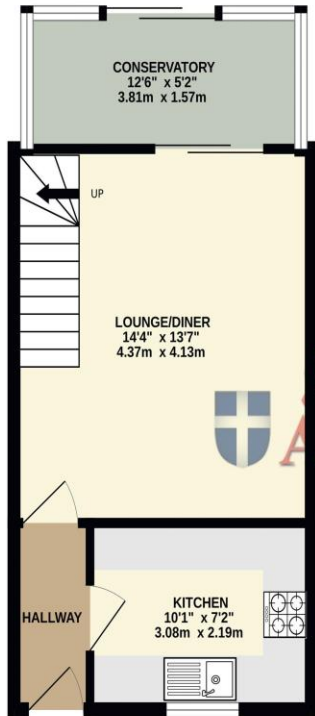
FRONT GARDEN

Gravel area, shrub borders.

REAR GARDEN

Patio area, raised patio area, shed to remain, rear gated access.

GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



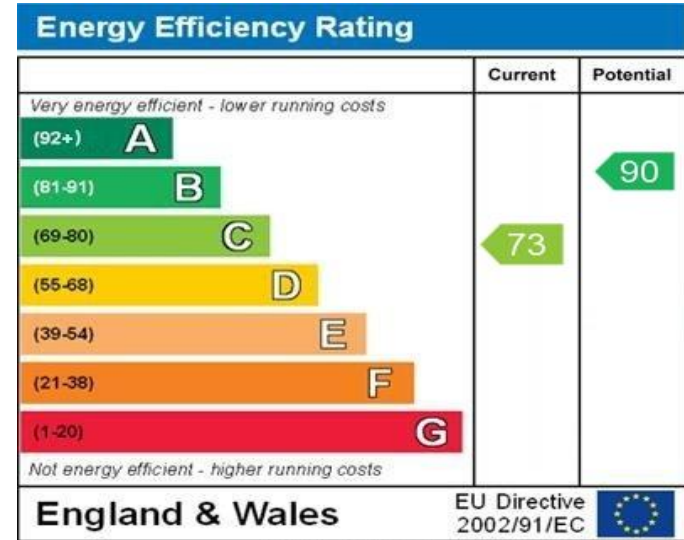
1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



Michael
ANTHONY

TOTAL FLOOR AREA: 649 sq.ft. (60.3 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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