





**Offers in the Region
Of £370,000**

Located in the Eaton Mill housing development is this three-bedroom detached family home offered with no upper chain. The property comprises lounge, dining room, kitchen with a door leading to the rear garden and a family bathroom. Further benefits include a garage with off road parking for multiple vehicles.

Property Description

ENTRANCE

UPVC door to:

ENTRANCE HALL

Double glazed window to front aspect. Radiator, door to lounge, stairs rising to first floor.

LOUNGE

Double glazed window to front aspect. Radiator, electric feature fireplace, storage cupboard, opening to dining room.

DINING ROOM

Double glazed window to rear aspect. Door to kitchen, radiator.

KITCHEN

Double glazed windows to side and rear aspects, double glazed door to garden. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl sink with mixer tap, space for washing machine, cooker with extractor fan over, under counter fridge and freezer; part tiled walls.

LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, loft access.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in wardrobe, airing cupboard.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in wardrobe.

BEDROOM THREE

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

BATHROOM

Double glazed frosted window to side aspect. Radiator, low level WC, pedestal wash hand basin, bath with shower attachment, part tiled walls.

OUTSIDE

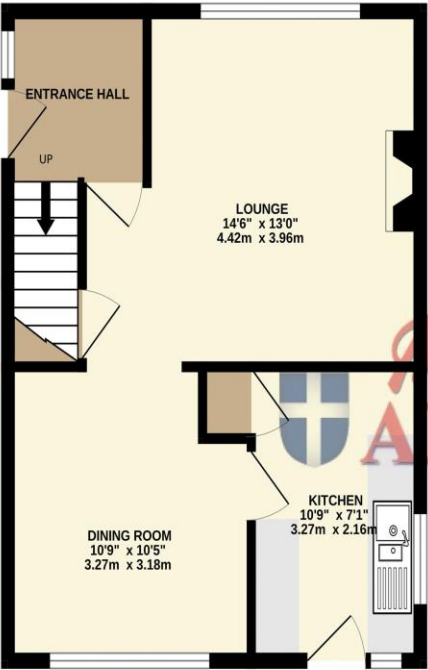
GARAGE

Garage with up and over door, power and lighting, window to rear aspect.

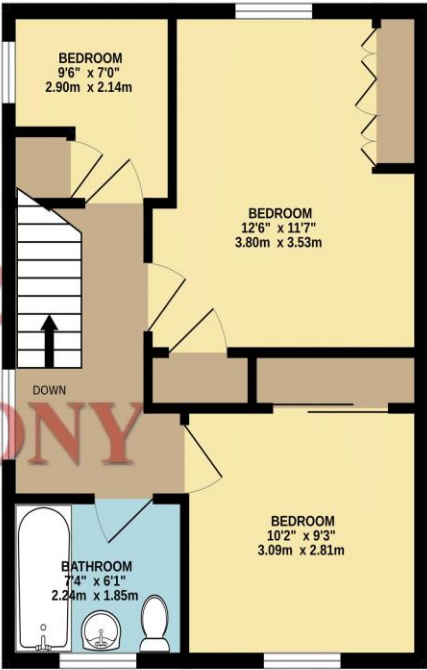
REAR GARDEN

Mainly laid to lawn with block paved patio area, two sheds, side gated access, flower/shrub borders, summer house to remain, enclosed by wooden fence panelling.

GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

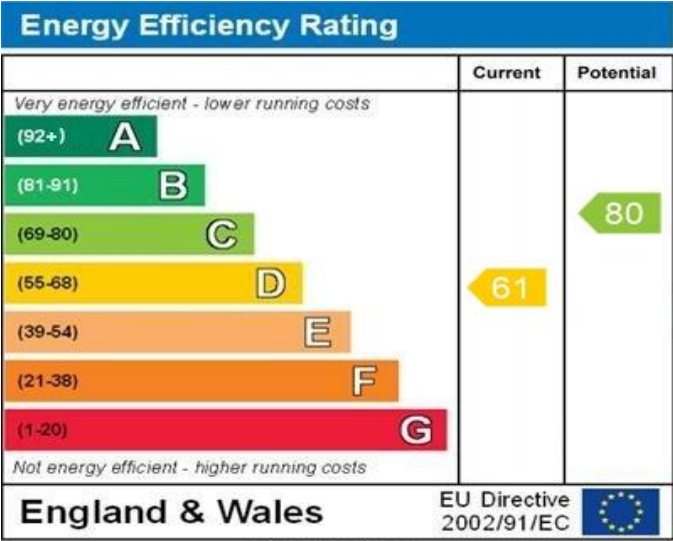


1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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