





**Offers Over
£375,000**

Positioned on the sought-after location of Staple Hall Road is this original three-bedroom bay-fronted semi-detached that has been converted to a two bedroom. The property boasts an en-suite shower room to the main bedroom, family bathroom with a free-standing claw foot bath, conservatory, downstairs cloakroom and an extensive rear garden. Further benefits include separate reception rooms, including a lounge with a character open fireplace and family room offering a log burner with timber surround and a slate hearth.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Obscure double glazed window to front aspect. Stairs rising to first floor, door to lounge, exposed floorboards, radiator.

CLOAKROOM

Obscure double glazed window to rear aspect. Low level WC, tiled floor.

LOUNGE

Double glazed bay window to front aspect with shutter blinds. Exposed floorboards, feature open fireplace.

FAMILY ROOM

Double glazed frosted door to rear garden, double glazed window to rear aspect. Exposed floorboards, door to kitchen, radiator, storage cupboard, feature log burner with slate hearth and timber surround, wall-mounted lights.

KITCHEN

Double glazed window to rear aspect, window to conservatory. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, space for five-ring gas range cooker, wall-mounted boiler, porcelain sunken sink, integrated washing machine, integrated dishwasher, integrated dishwasher, integrated under counter fridge and freezer, complementary tiling, door to conservatory.

CONSERVATORY

Double glazed windows to rear and side aspects, double glazed French doors to rear garden. Brick built UPVC conservatory, radiator, door to downstairs cloakroom.

LANDING

Doors to bedrooms and bathroom, loft access.

BEDROOM ONE

Double glazed window to front aspect. Radiator, sliding door to en-suite, wardrobes with mirrored sliding doors.

EN-SUITE

Obscure double glazed window to front aspect. Tiled floor, heated towel rial, walk-in shower cubicle, wash hand basin in vanity unit with mixer tap, fully tiled.

BEDROOM TWO

Obscure double glazed window to rear aspect. Radiator, acoustic wall panelling.

BATHROOM

Obscure double glazed window to rear aspect. Low level WC, pedestal wash hand basin, radiator, freestanding claw foot bath with mixer tap.

OUTSIDE

FRONT GARDEN

Path to front door, lawn area, flower and shrub beds, outside light, side gated access, gravel driveway behind gates providing off-road parking.

REAR GARDEN

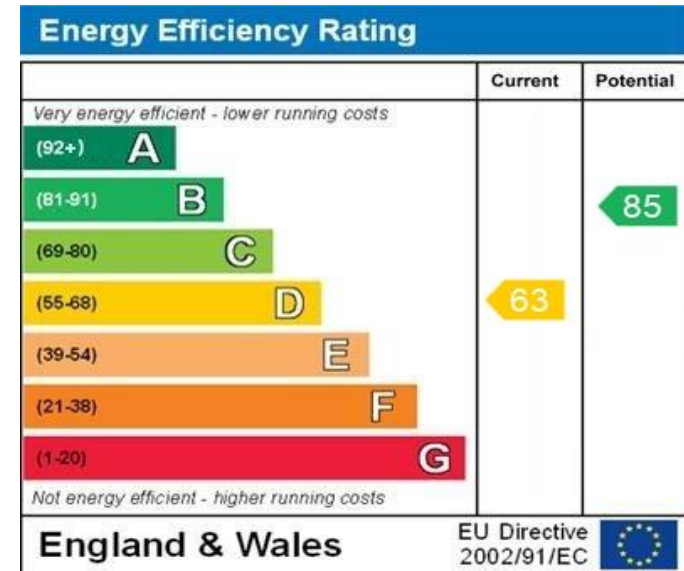
Lawn area, fully enclosed by timber fencing, side gated access, flower and shrub beds, awning, greenhouse to remain, outside tap, summer house.

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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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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