







**£290,000**

Situated in a cul-de-sac is this three-bedroom end of terrace family home offered with NO CHAIN. The property comprises kitchen/diner with integrated appliances, lounge and a bathroom with separate w.c. Externally you have both front and rear gardens.

# Property Description

## ENTRANCE

Frosted double glazed door to:

## ENTRANCE HALL

Radiator, stairs rising to fist floor, doors to kitchen/diner and lounge.

## LOUNGE

Double glazed window to front aspect. Radiator, gas fireplace, door to kitchen/diner.

## KITCHEN/DINER

Two double glazed windows to rear aspect, double glazed frosted door to rear. Fitted with a range of base and eye level units with rolled edge work surface over, integrated: electric hob and oven, washing machine, fridge and freezer; part tiled walls, wall-mounted boiler, stainless steel sink with mixer tap, breakfast bar.

## LANDING

Doors to bedrooms, WC and bathroom, storage cupboard.

## BEDROOM ONE

Two double glazed windows to front aspect. Radiator.

## BEDROOM TWO

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

## BEDROOM THREE

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

## WC

Double glazed frosted window to rear aspect. Low level WC.

## BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with electric shower attachment over and mixer taps, fully tiled walls, wash hand basin.

## OUTSIDE

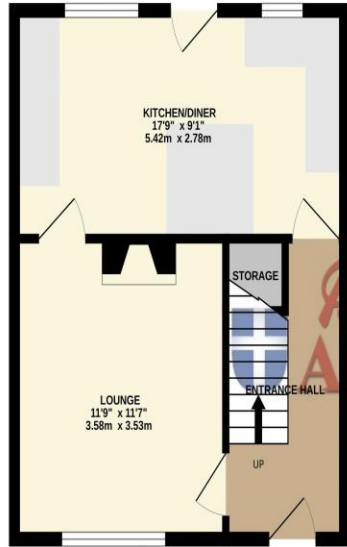
## FRONT GARDEN

Laid to lawn with path to front door, path to alley leading to rear garden.

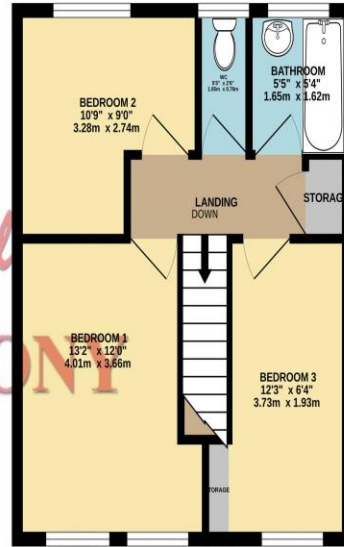
## REAR GARDEN

Laid to lawn with two outbuildings, side gated access, patio area, outside tap, trees/shrubs, footpath, all enclosed by timber fence panelling.

GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

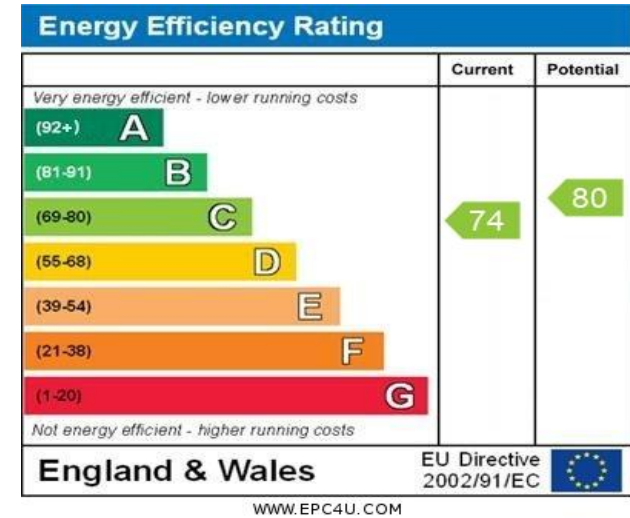


1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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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