



Eastdean Grove | | LS14 1HF

£160,000

Three bedroom semi-detached | Council Tax Band A | EPC Rating C

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*****LARGE ENCLOSED GARDEN TO REAR. UPDATED KITCHEN & BATHROOM. CLOSE TO AMENITIES.*****

A lovely family home in good condition, having been well-maintained by its current owners including a new roof, kitchen and bathroom added recently, ready to provide a comfortable home for its new occupants.

The property comprises three well-proportioned bedrooms, offering ample living space for a family or professionals. There is a single bathroom, which has been maintained in a good condition, echoing the overall standard of the home.

The house also features a single, spacious reception room, a warm and inviting space perfect for entertaining or relaxing in the evenings. The kitchen, another key component of the property, is well-designed with a practical layout that will make meal preparation a pleasure with dining space.

One of the standout features of this property is the lovely garden, offering a delightful outdoor space and of an excellent size.

The property is located in an area boasting excellent public transport links and a host of local amenities. Everything you require for day-to-day living is within easy reach, making this a convenient and practical choice for your new home.

In summary, this three-bedroom semi-detached house offers a fantastic opportunity to acquire a well-maintained property at excellent value for money.

Ground Floor

Entrance Hall

PVCu double glazed entrance door and window, double panel central heating radiator, cupboard, stairs to first floor and doors to rooms.

Lounge 6.10m x 3.38m (20'0" x 11'1")

PVCu double glazed window to front and rear aspect, focal fireplace with coal effect living flame gas fire and two radiators.

Kitchen 4.39m x 3.53m (14'5" x 11'7")

Having an updated modern range of units with coordinating worksurfaces and splashback tiling. One and half bowl sink and drainer, integrated oven, hob, extractor over, fridge and freezer. Plumbing for washing machine,

cupboard, store, PVCu double glazed window to rear aspect and door with window to side porch.

Porch

PVCu double glazed entrance door, windows, tiled floor and door to kitchen.

First Floor

Landing

PVCu double glazed window to side aspect, radiator and doors to rooms with loft hatch.

Bedroom 1 3.35m x 3.25m (11'0" x 10'8")

PVCu double glazed window to front aspect and radiator beneath.

Bedroom 2 2.62m x 3.99m (8'7" x 13'1")

PVCu double glazed window to rear aspect and radiator beneath. Fitted cupboard with shelving.

Bedroom 3 2.55m x 2.69m (8'4" x 8'10")

PVCu double glazed window to front aspect, radiator and cupboard.

Bathroom

Recently updated with easy clean panel walls and ceiling. Straight panelled bath with sealable door access, shower and screen over. Vanity housed wash hand basin, unit housed push flush WC, chrome central heated towel warmer and PVCu double glazed frosted window to rear aspect and side aspect.

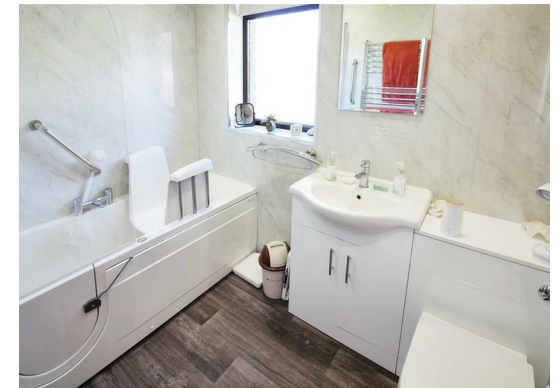
Exterior

To the front is an enclosed pebbled garden. A gate to the side leads to the rear garden which is of a good size, well enclosed, mainly lawned with brick outbuilding.

Agents Notes

The property is of non-standard construction and can impact lending from banks and building societies. please enquire if you require any further information on this.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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