



Warwick Hall Walk, Cochrane Park
Offers in excess of £275,000

**JACK
HARRISON
ESTATES**

A STUNNING 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE WARWICK HALL WALK, COCHRANE PARK.

The property offers an outstanding level of living accommodation throughout and must be viewed in order to be fully appreciated.

Briefly comprising: Entrance porch, entrance hall, lounge, dining kitchen and a nursery/study.

To the first floor there are 3 bedrooms and a luxury family bathroom/WC.

Additional benefits include gas central heating via combination boiler (installed 2021) and UPVC double glazing.

Externally, there are gardens to the front and rear and a driveway to the front.

Entrance porch: Double glazed entrance door, laminate floor and double glazed windows to the front and side.

Entrance hall: Entrance door, staircase to first floor, laminate floor and radiator.

Lounge: 13'5 into bay x 12'4 into alcoves: Double glazed bay window to the front, alcoves, living flame effect gas fire, telephone point, television point, carpet and double radiator.

Study/nursery: 20'0 x 7'0: Double glazed window to the front, LED spotlights, built in cupboard housing the combi boiler, skylight, laminate floor and double radiator.

Dining kitchen: 8'3 x 19'7: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and hob, breakfast bar, space for washing machine, understairs cupboard, laminate floor, radiator and double glazed window to the rear.

First floor landing: Double glazed window to the side, carpet and access to roof space via loft ladder.

Bedroom 1: 13'0 into bay x 12'0 into alcoves: Double glazed bay window to the front, alcoves, carpet and radiator.

Bedroom 2: 8'7 x 12'0: Double glazed window to the rear, carpet and double radiator.

Bedroom 3: 7'9 x 8'7: Double glazed window to the front, carpet and radiator.

Bathroom/WC: 6'7 x 7'3: White 3 piece suite comprising a panelled bath with rainfall shower over, wash hand basin and WC. Tiled walls, tiled floor, heated towel rail, spotlights, extractor fan and double glazed frosted window to the rear.

Front garden: Mainly gravelled with a driveway.

Rear garden: Laid mainly to lawn with a paved patio and flower, tree and shrub borders.

