



Bretton Gardens, Cochrane Park
Offers in excess of £260,000

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO UPPER CHAIN THIS WELL APPOINTED 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE BRETTON GARDENS, COCHRANE PARK.

The property is conveniently positioned for access to a wealth of amenities including Sainsbury's Supermarket and the Freeman Hospital as well as routes to both the Coast and City Centre.

The accommodation comprises: Entrance hall, lounge, dining room and kitchen. To the first floor there are 3 bedrooms and a shower room/WC.

Additional benefits include gas central heating and double glazing.

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

Entrance hall: Double glazed entrance door, double glazed window to the front, staircase to the first floor, under stairs cupboard, telephone point, radiator and carpet.

Lounge: 15'0 into bay x 12'7 into alcoves: Double glazed bay window to the front, alcoves, electric fire, telephone point, television point, double radiator and laminate floor.

Dining room: 7'9 x 15'4: Built in boiler cupboard, under stairs cupboard, double radiator, laminate floor and double glazed French doors to the garden.

Kitchen: 10'0 x 6'6: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, space for washing machine, part tiled walls, radiator, double glazed window and door to the rear, and a door to the garage.

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

Bedroom 1: 14'6 into bay x 11'9 into alcoves: Double glazed bay window to the front, alcoves, coving to ceiling, carpet and double radiator.

Bedroom 2: 8'6 x 11'9: Double glazed window to the rear, radiator and laminate floor.

Bedroom 3: 7'2 x 6'5: Double glazed window to the front, coving to ceiling, radiator and laminate floor.

Shower room/WC: White 3 piece suite comprising a step in shower cubicle with rainfall shower, WC and hand basin. Tiled walls, heated towel rail, spotlights and double glazed frosted window to the side.

Front garden: Driveway and lawned garden.

Rear garden: Laid mainly to lawn with a paved patio, paved walkways, garden shed and fenced boundaries.

Garage: Attached.

