



- Beautifully Well Presented Three Bedroom End Terrace House
- Spacious Loft Room with Shower Room
- Two Great Size Reception Rooms, Open Plan Breakfast Kitchen
- En-Suite to Master, Five Piece Family Bathroom

30 Bryan Road, Stanley Park, FY3

£189,950

BEAUTIFULLY WELL PRESENTED THREE *PLUS LOFT ROOM* BEDROOM END TERRACE FAMILY HOME - TWO SPACIOUS RECEPTION ROOMS - OPEN PLAN BREAKFAST KITCHEN WITH GAS AGA - FIVE PIECE FAMILY BATHROOM - TWO ADDITIONAL SHOWER ROOMS - STANLEY PARK LOCATION - CALL ROMAN JAMES ESTATES ON 01253 978888 TO VIEW.



Property Description

GROUND FLOOR

INNER HALLWAY

Entrance hallway through a vestibule, staircase straight ahead leading to first floor, access to ground floor rooms.

LOUNGE

13' 10" x 13' 3" (4.22m x 4.05m) Wooden flooring, TV point, radiator, open feature fireplace, uPVC encapsulated double glazed window to front.

DINING ROOM

15' 7" x 12' 11" (4.75m x 3.96m) Wooden flooring, radiator, open feature fireplace, uPVC encapsulated double glazed window to side.

KITCHEN

19' 1" x 6' 10" (5.83m x 2.10m) Modern open plan breakfast kitchen fitted with a matching range of both base and eye level units with worktop space over, feature brickbuilt area with Aga gas cooker, space and plumbing for an automatic washing machine. Integrated dishwasher, fridge and freezer. Hardwood double glazed window, doors leading into rear garden. Tiled flooring.



FIRST FLOOR

BEDROOM ONE

15' 6" x 12' 11" (4.73m x 3.94m) Wooden flooring, feature fireplace, radiator, uPVC encapsulated double glazed window to side.

ENSUITE SHOWER ROOM

Located off the Master Bedroom. Three piece suite with a walk in shower, wash hand basin and low flush WC.

BEDROOM TWO

13' 1" x 11' 11" (4.00m x 3.64m) Fitted carpet, radiator, TV



point, uPVC encapsulated double glazed window to front.

BEDROOM THREE

9' 11" x 6' 7" (3.04m x 2.03m) Fitted carpet, radiator, uPVC encapsulated double glazed window to front.

FAMILY BATHROOM

14' 0" x 8' 5" (4.29m x 2.58m) (Measurements taken at the longest points) Fitted five piece family bathroom suite with a double step in shower enclosure, freestanding air bath, wash hand basin, WC and bidet. Wooden flooring, mirrored walls. Frosted uPVC encapsulated double glazed window to rear.



SECOND FLOOR

LOFT ROOM

18' 11" x 10' 7" (5.77m x 3.23m) (Measurements taken at the longest points) Fitted carpet, radiator, storage into the eaves.

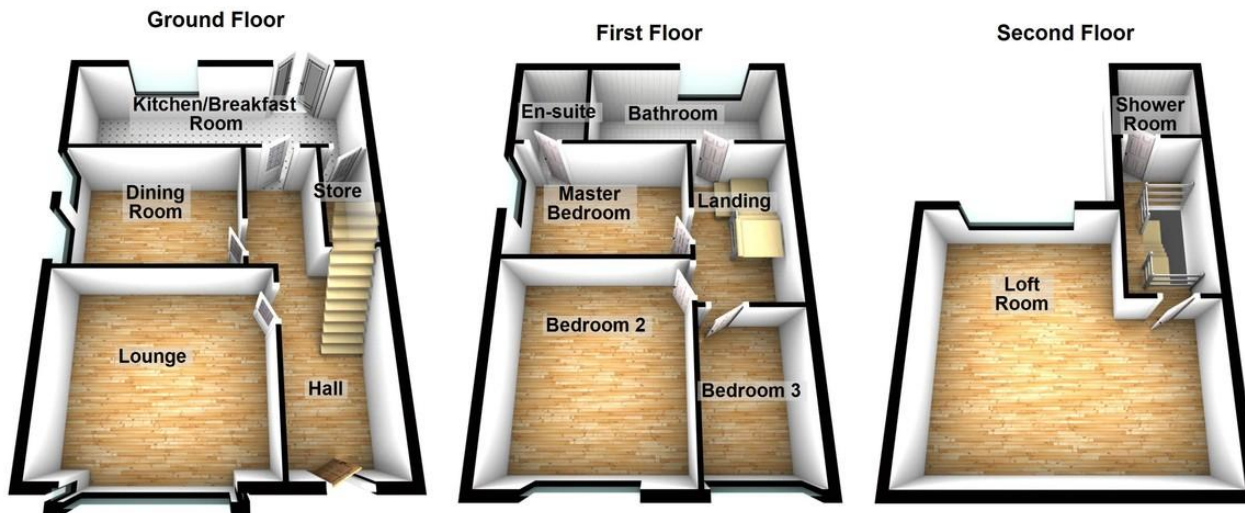
SHOWER ROOM

Second floor shower room with a shower cubicle, wash hand basin and low flush WC.

EXTERNAL

Truly fabulous and spacious family home set in the ever popular Stanley Park area. Iron palisade to front with an enclosing brick wall, pathway and privacy hedges and shrubs. To the rear there is a low maintenance rear garden.





EPC REPORT TO FOLLOW...

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements