





## 77 Ward Crescent

This well-presented and extended three bedroom end-terrace property benefits from modern décor throughout and comprises an updated kitchen, lounge, utility and a cloakroom to the ground floor, with three double bedrooms and four-piece bathroom occupying the first floor.

Outside there are enclosed gardens front and rear, with the rear garden also featuring a substantial sheltered seating area and garden store/workshop.

- Three Bedroom End-Terrace Property
- Modern, Well-Presented Accommodation Throughout
- Lounge, Breakfast Kitchen
- Utility and Downstairs Cloakroom/ WC
- Three Double Bedrooms
- Four-Piece Bathroom
- Gas-Fired Central Heating
- Tenure: Freehold, EPC - 'C' 70. Council Tax 'A'





Entrance via canopy porch with uPVC obscure-glazed front door opening into the: **Entrance Porch** – With part-glazed door leading into:

**Lounge 5.42m x 3.59m** Having a uPVC bow window to the front aspect, double radiator and contemporary wall-mounted electric flame effect fire. Open access to the:

**Inner Hall** – With stairs to the first floor, understairs storage cupboard; the hall leads to the rear utility, cloakroom and kitchen.

**Breakfast Kitchen 4.44m x 3.45m red. to 2.70m** – uPVC window to the rear. The kitchen benefits from an updated range of farmhouse style units to both base and eye level, including glass-fronted display cabinets, with work surfaces over, having an inset stainless steel style one-and-a-half bowl sink/drain unit with mixer tap. There are spaces for washing machine, American style fridge/freezer and tumble dryer. Radiator, tiling as appropriate and an integral oven with four-ring gas hob and extractor hood.





**Cloakroom /WC** – Tiled floor and wall tiling, close-coupled WC, and hand basin with under-cupboard.

**Utility Room 2.19m x 2.10m** – The utility has tiled floor and wall-tiling to waist height. Radiator, wall-mounted gas-fired central heating boiler, eye-level cupboards and work surface. uPVC external door to the rear garden.

**First Floor Landing** - Has loft access, former airing cupboard with shelving and doors arranged off to:

**Bedroom One 3.98m x 3.47m** – The property benefits from three double bedrooms with bedroom one having a uPVC window to the rear aspect, radiator.

**Bedroom Two 4.13m x 3.10m** - Has a uPVC window to the front aspect, radiator.

**Bedroom Three 3.03m x 2.32m** - Has a uPVC window to the front aspect, radiator.

**Bathroom** – The bathroom features a white four-piece bathroom suite, with an initial shower room area comprising a corner shower enclosure and WC. This extends through an arch to the bathroom area, which has a panel bath with swivel mixer tap serving the bath and circular hand basin which has two drawers below. There is also a shower over the bath and radiator.

## **Outside**

The property has the benefit of a lawned garden to the front which has been enclosed with wooden panel fencing. There are two gates, one leading to the canopy entrance and the other extends alongside the property to provide gated access to the rear.

The rear garden is enclosed by fencing and has in the majority been laid to lawn. A pathway extends to a substantial sheltered private seating area and the property also benefits from a garden store which could prove suitable for buyers looking for a workshop or similar space. Outside tap.

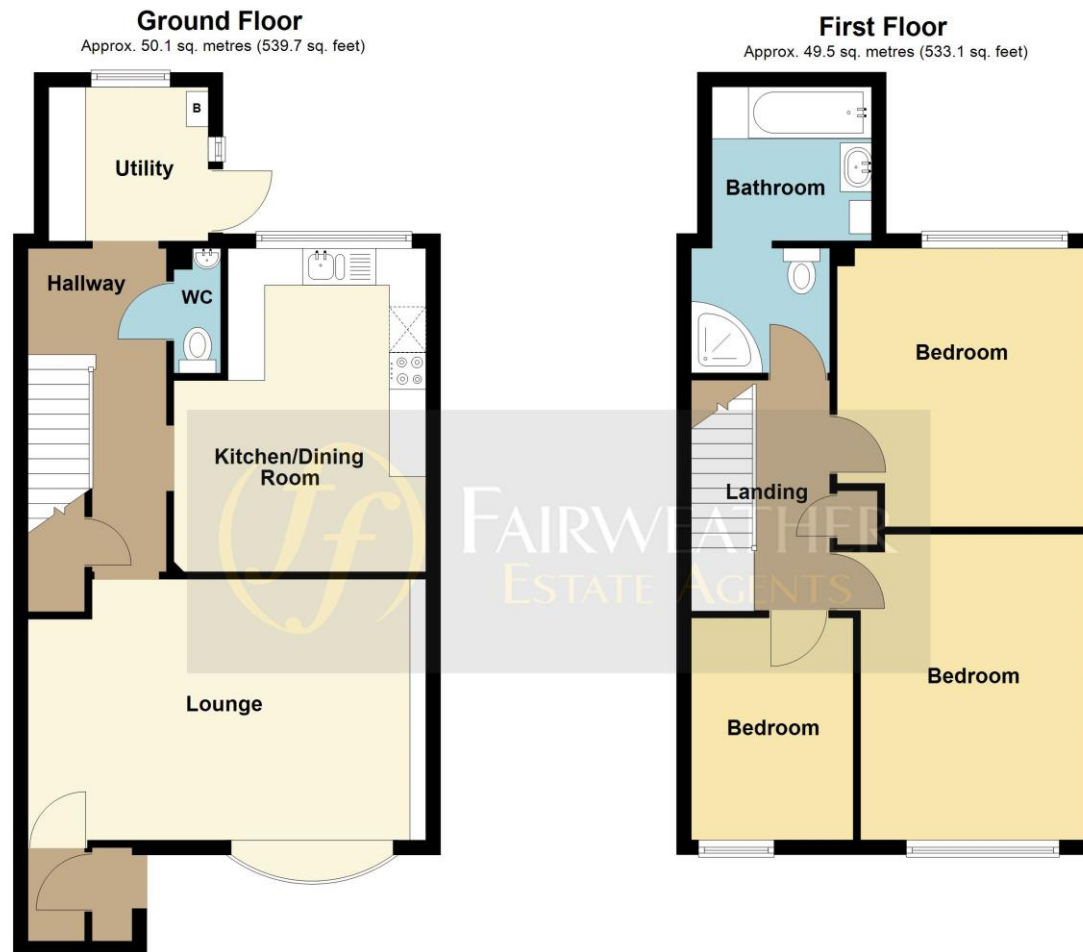












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