



## Firs Road, £270,000

- Immaculate condition throughout
- Close to excellent schools
- Generous reception room
- Open Plan Kitchen/diner
- EV Charger
- Council Tax: D
- EPC Rating: D





## About the property

Presenting an immaculate semi-detached property, now available for sale in a highly sought-after location with excellent proximity to nearby schools. This delightful home is ideal for both first-time buyers and families seeking modern living in a well-connected area. The property offers three spacious bedrooms and a contemporary family bathroom, complemented by a generous reception room that provides a welcoming space for relaxation or entertaining guests. A particular highlight is the open-plan kitchen/diner, which has been thoughtfully designed to meet the needs of modern family life. The kitchen has been recently replastered, ensuring a fresh and pristine finish, and seamlessly connects with the dining area, creating a versatile space perfect for both casual meals and more formal gatherings.

Energy efficiency is assured with an EPC rating of C, and the residence benefits from a council tax band D classification. Additional features include ample on-site parking and a private garden, offering opportunities for outdoor enjoyment and play. The overall condition of the property is immaculate throughout, providing the new owners with peace of mind and minimising the need for immediate refurbishment. This property's combination of stylish presentation, practical living spaces, and desirable location make it an appealing choice. Viewing is highly recommended to truly appreciate the exceptional standard and lifestyle on offer. Do not miss the opportunity.





## Accommodation

### Lounge

13' 3" x 12' 7" ( 4.04m x 3.84m )

### Kitchen/Diner

18' 10" x 10' 11" ( 5.74m x 3.33m )

### Utility Room

12' 6" x 6' 11" ( 3.81m x 2.11m )

### Bedroom One

11' 2" x 10' 11" ( 3.40m x 3.33m )

### Bedroom Two

11' x 10' 2" ( 3.35m x 3.10m )

### Bedroom Three

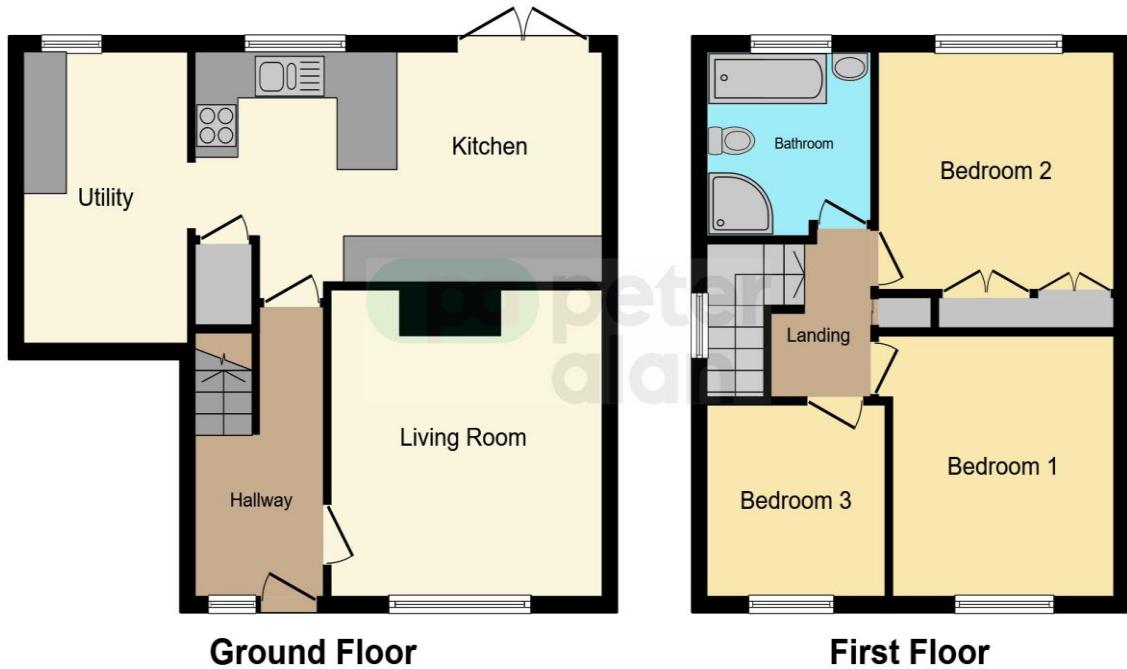
8' 6" x 8' 3" ( 2.59m x 2.51m )

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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