

Fenton Drive, West Ayton  
Guide Price £215,000



**THREE BEDROOM SEMI DETACHED##MASTER BEDROOM EN  
SUITE##KITCHEN/DINER INTEGRATED  
APPLIANCES##LOUNGE##DOWNSTAIRS WC##FAMILY  
BATHROOM##DRIVEWAY OFF ROAD PARKING##LOW MAINTENANCE  
GARDENS.**

## **Entrance Hall**

UPVC double glazed door to the front aspect, radiator, power points, stairs to the first floor landing.

## **WC**

UPVC double glazed window to the front aspect, modern white two piece suite comprising of low flush WC, wash hand basin, extractor fan, radiator.

## **Kitchen/Diner 4.80m x 2.80m - 15'9" x 9'2"**

UPVC double glazed window to the front aspect, range of white high gloss wall and base units with roll top work surface, upgraded white enamel sink and drainer, integrated fridge freezer, integrated washing machine one month old, integrated dishwasher, integrated electric oven with upgraded flat electric four ring hob, extractor hood, cupboard housing the Logic gas combi boiler, radiator and power points.

## **Lounge 5.00m x 3.20m - 16'5" x 10'6"**

UPVC double glazed window to the rear aspect, UPVC double glazed French Doors to the rear giving access to the south facing rear garden, TV point, radiator, power points, under the stairs storage cupboard housing the fuse box and power points

## **First Floor Landing**

UPVC double glazed window to the side aspect, power point, loft access by pull down ladder, loft half boarded.

## **Master Bedroom 2.80m x 2.70m - 9'2" x 8'10"**

UPVC double glazed window to the rear aspect, TV point, radiator and power points.

### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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## **En Suite Shower Room**

Modern white three piece suite comprising of low flush WC, wash hand basin, walk in double shower, extractor fan, shaver point, radiator.

## **Bedroom Two** 3.20m x 2.75m - 10'6" x 9'0"

UPVC double glazed window to the front aspect, TV point, radiator and power points.

## **Bedroom Three** 2.80m x 2.10m - 9'2" x 6'11"

UPVC double glazed window to the rear aspect, radiator and power points.

## **Family Bathroom**

UPVC double glazed window to the front aspect, modern white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with mixer taps, extractor fan, radiator.

## **Rear Garden**

Mainly laid to lawn with side gated access and small patio area, outside tap and wooden shed.

## **Front Garden**

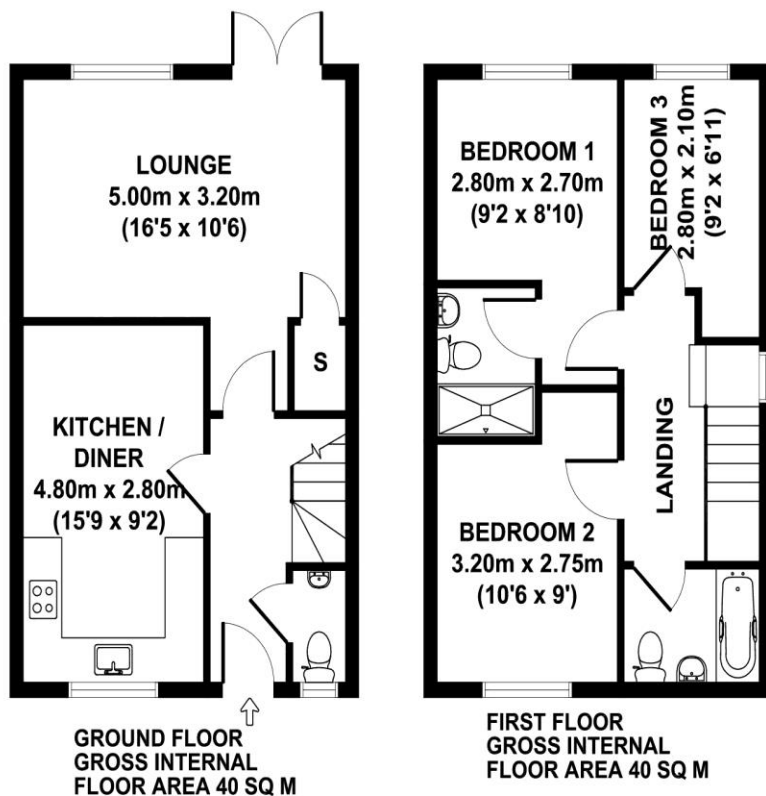
Low maintenance front garden laid to gravel with tarmac driveway to the side with off street parking for up to two vehicles.

We have been advised by the Vendor(s) that although the property is being sold as a 100% Freehold dwelling, the property is currently Leasehold and owned on a shared ownership basis, our current vendor and the shared ownership company are selling 100% of the property together and the lease will be surrendered when the property is transferred to the new owner on a full title and will become entirely Freehold. Please do call our offices for any further clarification on this matter

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# Floor Plan



FENTON DRIVE

APPROX. GROSS INTERNAL FLOOR AREA 80 SQ M / 861 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given