



The Gateways, Wyke,

£210,000

**** END TOWN HOUSE ** THREE BEDROOMS ** OVER THREE FLOORS ****
**** READY TO MOVE INTO ** CUL-DE-SAC SETTING ** GARDENS, PARKING & GARAGE ****

This well presented three bedroom end town town house is located on this small cul-de-sac and would make a fantastic purchase for a number of buyers.

Boasting accommodation over three floors, this 'ready to move into' home benefits from a modern fitted kitchen, en-suite and house bathroom.

Situated within walking distance of amenities, shops and both first and secondary schools.

The accommodation briefly comprises entrance hallway, cloaks/wc and two occasional rooms. To the first floor there is a lounge, dining room and kitchen. There are three second floor bedrooms (master having en-suite shower room) and a house bathroom.

To the outside there is a low maintenance paved garden to the rear with a driveway leading to a garage.



Entrance Hall

Radiator

W/C

Modern two piece suite comprising low flush wc, pedestal wash basin, extractor fan and radiator.

First Floor Landing

Radiator.

Lounge

20'3" x 11'6" (6.17m" x 3.51m")

Electric fire with feature fireplace surround, radiator and french doors leading to Juliette balcony.

Dining Room

9'4" x 7'10" (2.84m" x 2.39m")

Radiator and french doors.

Kitchen

9'3" x 6'5" (2.82m" x 1.96m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor and plumbing for auto washer.

Second Floor Landing

Bedroom One

14'6" x 8'10" (4.42m" x 2.69m")

Radiator.

En Suite

En suite shower room comprising shower cubicle, pedestal wash basin and radiator.

Bedroom Two

12'9" x 8'3" (3.89m" x 2.51m")

Radiator.

Bedroom Three

12'9" x 9'6" (3.89m" x 2.90m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Exterior

To the outside there is a low maintenance paved garden to the rear with a driveway leading to a garage.

Council Tax Band

B

Tenure

FREEHOLD



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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