

Peter David

Properties Ltd

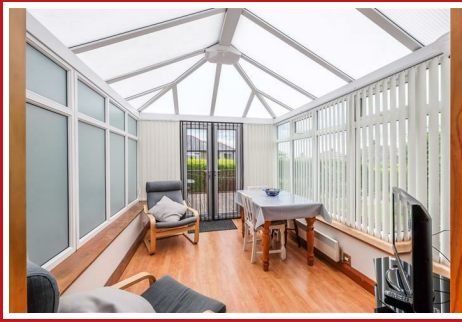
Residential Sales and Lettings



Paddock Lane, Norton Tower

Offers In The Region Of £195,000





Welcome to this 2-bedroom semi-detached house located on Paddock Lane. As you step inside you are greeted by a light lounge and a beautiful fitted kitchen leading to a delightful conservatory which offers a bright and airy space to enjoy your morning coffee.

Upstairs, you will find two double bedrooms and the bathroom, ideal for unwinding with a soothing bath after a busy day.

One of the highlights of this property is the large rear garden, raised decking and patio offering ample space for outdoor activities, gardening, or simply basking in the sunshine on a lazy afternoon. Additionally, the shared driveway and garage provide convenient parking options for you and your guests.

- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- POTENTIAL TO EXTEND SUBJECT TO PLANNING
- LARGE CORNER PLOT WITH GARDEN, DECKING AND PATIO
- CONSERVATORY
- GARAGE
- SHARED DRIVE LEADS TO PRIVATE OFF ROAD PARKING
- COUNCIL TAX BAND B
- EPC RATING D

Accommodation

Lounge

11'6" x 14'0" (3.53 x 4.28)

A good size lounge with a feature gas fire and wooden surround. A delightful bay window and a central heating radiator.

Kitchen

14'5" x 8'8" (4.4 x 2.65)

With a range of matching wall and base units, complementary work surfaces and tiled splashback. Integrated electric oven and gas hob with fitted extractor hood above. Stainless steel sink and mixer tap, space for a washing machine and under counter fridge or freezer. Off the kitchen is a small storage cellar housing the freezer and central heating boiler

Conservatory

8'0" x 11'7" (2.45 x 3.55)

Conservatory which lends itself to a variety of uses, such as an extra sitting room, dining room or home office. Double glazed with patio doors leading to the rear garden.

1st Floor

Bedroom 1

14'6" x 10'9" (4.43 x 3.3)

Double bedroom with double glazed window and central heating radiator.

Bedroom 2

8'9" x 10'1" (2.68 x 3.08)

Double bedroom with double glazed window and central heating radiator.

Bathroom

5'8" x 7'2" (1.73 x 2.2)

Partly tiled bathroom with a three piece suite comprising of a bath with shower over the bath, wash hand basin and low flush WC. Towel heater and window.

Garage

11'5" x 16'4" (3.5 x 5)

Detached garage with electric

External

To the front of the property there is a small garden area, there is a driveway providing off road parking to the side of the property which leads to the detached garage.

To the rear there is a large enclosed garden laid to lawn with a raised decked area and patio.

Directions

Please use postcode HX2 0NT for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Road Map



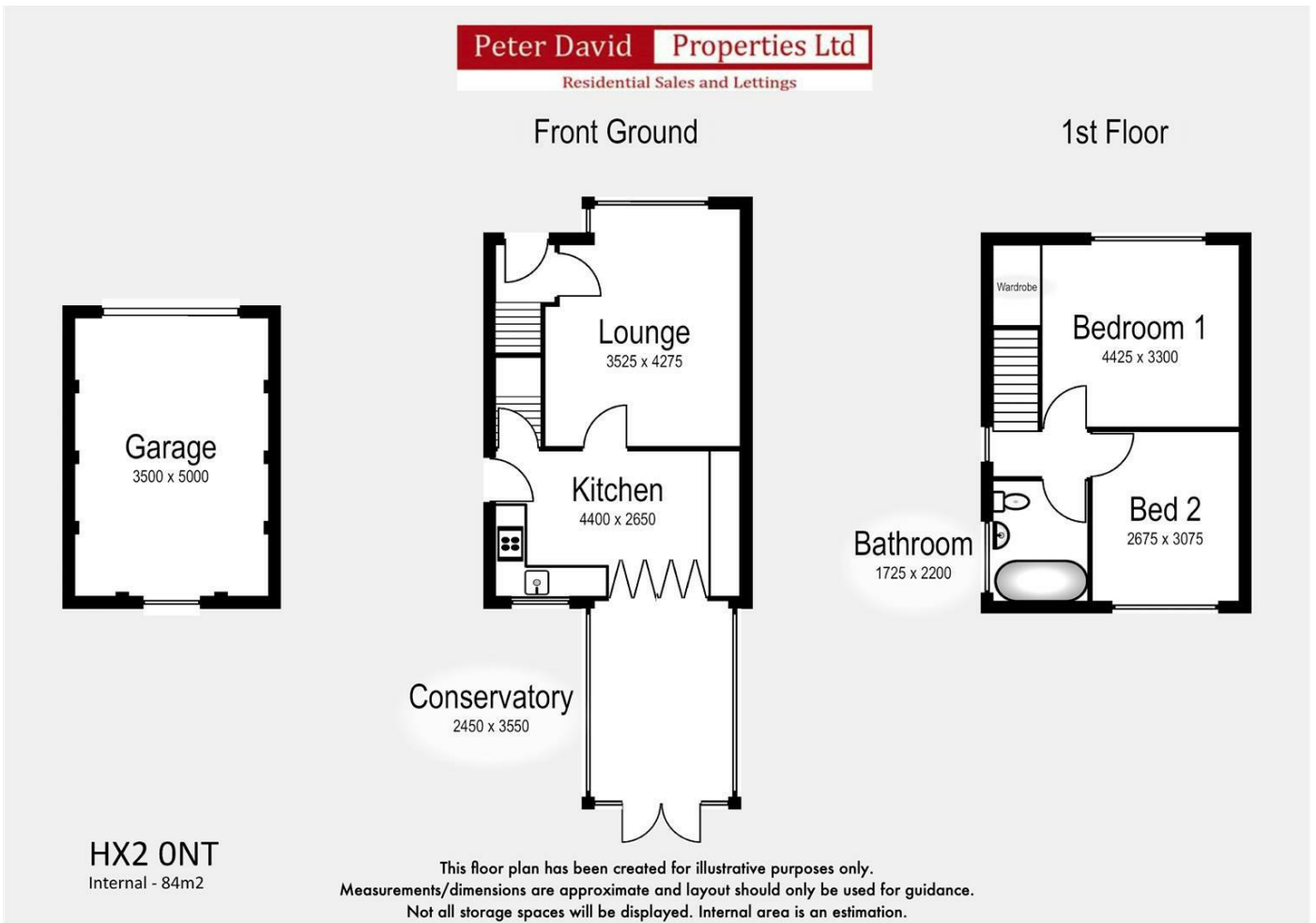
Hybrid Map



Terrain Map



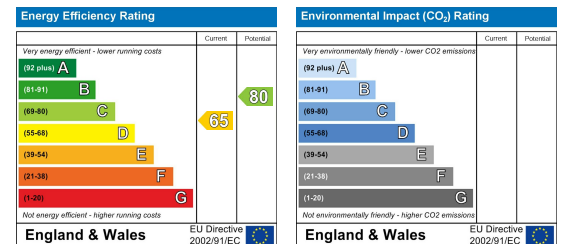
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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