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**30 St. Wilfrids Crescent**

- THREE-BEDROOM SEMI DETACHED
- PRIVATE DRIVEWAY
- GARAGE
- IDEAL FAMILY HOME

**Offers In Region Of £185,000**  
EPC Rating 'TBC'







## Property Description

### DESCRIPTION

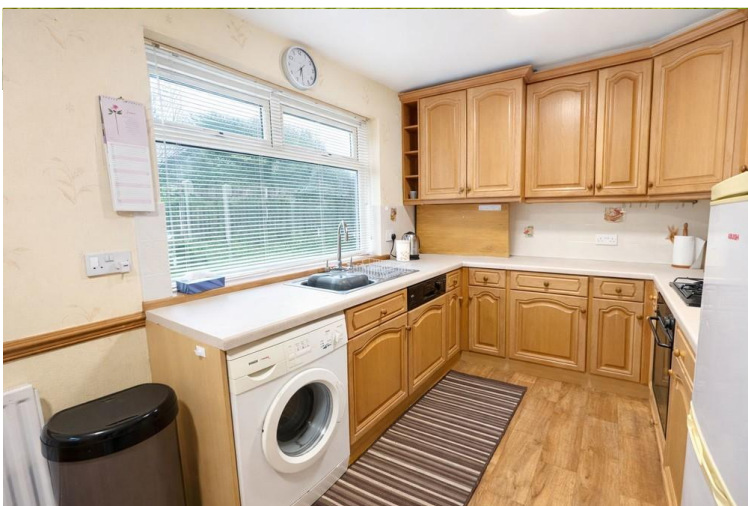
This three-bedroom property presents an excellent opportunity for buyers looking to modernise and create a home to their own taste. Offering well-proportioned accommodation throughout, the property is ideal for growing families, investors, or anyone seeking a project with fantastic potential.

Externally, the home benefits from a private driveway and garage, providing convenient off-road parking and additional storage. To the rear, there is a good-sized garden-perfect for outdoor entertaining, family life, or keen gardeners-while the small front garden adds to the property's kerb appeal.

With plenty of scope to enhance and add value, this is a superb chance to transform a solid home into something truly special.

### FRONT ENTRANCE

2' 10" x 3' 06" (0.86m x 1.07m) The front entrance provides a welcoming hallway with access to the living room and the staircase leading to the first floor.







The space also benefits from a central heating radiator, helping to keep the area warm and comfortable.

#### LIVING ROOM

15' 09" x 13' 04" (4.8m x 4.06m) This spacious living room is bright and welcoming, featuring a large bay-style window allowing plenty of natural light to flood the room. The room offers ample space for a range of lounge furniture and is complemented by a feature fireplace, making it an ideal space for relaxing or entertaining.

#### KITCHEN

7' 11" x 16' 06" (2.41m x 5.03m) This fitted kitchen offers a good range of wall and base units, providing ample storage and worktop space. The room benefits from a side entrance to the property, offering convenient access, and there is a useful understairs toilet, ideal for everyday practicality. A great space with plenty of potential to update and tailor to your own style.



#### BEDROOM 1

10' 10" x 10' 07" (3.3m x 3.23m) This well-proportioned double bedroom offers a comfortable space, featuring a large window allowing plenty of natural light to fill the room. With ample space for bedroom furniture, it provides a great blank canvas for modernisation and personalisation.



#### BEDROOM 2

11' 00" x 9' 08" (3.35m x 2.95m) This spacious double bedroom offers a bright and versatile space, featuring a large window providing pleasant outlooks and natural light. With ample room for a range of bedroom furniture, it would make an ideal guest room, children's bedroom or home office, and offers great potential for updating to suit your own style.

#### BEDROOM 3

6' 05" x 7' 10" (1.96m x 2.39m) This third bedroom is a bright and practical space, featuring a window to the front aspect allowing natural light to fill the room. Ideal as a child's bedroom, guest room or home office, it offers flexible accommodation with scope to modernise and personalise to suit your needs.



#### BATHROOM

5' 06" x 7' 05" (1.68m x 2.26m) This three-piece bathroom is fitted with a walk-in shower enclosure, wash hand basin and WC. The room is fully tiled for easy maintenance and benefits from a window providing natural light and ventilation, offering a practical space with scope to modernise to suit individual tastes.



## EXTERIOR

Externally, the property benefits from a private driveway providing off-road parking and leading to a detached garage, ideal for secure storage or parking. To the rear is a good-sized garden, mainly laid to lawn with established borders, offering an excellent space for outdoor enjoyment and family life. To the front, there is a small garden area adding kerb appeal, with gated access and a paved path leading to the entrance.







**PURCHASE DETAILS:** *Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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