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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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