

GREAT VALUE THREE BEDROOM HOME LOCATED IN SPROTROUGH AND THE IDEAL FAMILY HOUSE WITH PLENTY OF RECEPTION SPACE AND GREAT SIZE BEDROOMS. Early viewings of this property are highly recommended to avoid disappointment and an internal inspection is essential to appreciate the space available. Nicely presented and although in need of a little decoration, this will make the perfect family home. The property briefly comprises of entrance hallway, lounge, dining room, kitchen, conservatory, pantry/storage space, WC, laundry/utility room, stairs, first floor landing, three spacious bedrooms, bathroom, driveway provides off street parking and lovely garden space to the front and rear. AVAILABLE WITH NO UPWARD CHAIN.

CONSTRUCTION NOTE

Please note that this property is classed as a non standard construction and some mortgage lenders will not be available for this type of house build.

ENTRANCE HALL

6' 10" x 13' 9" (2.10m x 4.21m) The property is accessed via the side facing double glazed frosted door to the entrance hallway, side facing double glazed frosted window, laminate flooring, storage cupboard, rear facing single glazed window, stairs to the first floor, radiator, storage cupboard beneath the stairs, coving to the ceiling and alarm system.

LOUNGE

10' 11" x 15' 9" (3.33m x 4.82m) Superb spacious lounge with electric coal effect feature fireplace, coving, radiator, laminate flooring, virgin cable connection and Hive thermostat for the heating.

DINING ROOM

10' 11" x 9' 8" (3.35m x 2.97m) Further spacious reception room utilised as the dining room with front facing double glazed window, radiator, coving and laminate flooring.

KITCHEN

6' 10" x 11' 11" (2.10m x 3.65m) Nicely presented kitchen with a range of fitted cabinetry, work surfaces incorporating a single and half bowl sink with drainer, 8 ring gas hob within range style cooker, extractor fan above, partially tiled walls, space for a fridge/freezer, plumbing for dishwasher, laminate flooring, rear facing single glazed window, door to the pantry/storage area and open access to the hallway.



STORAGE/PANTRY

Providing access to the WC, utility room and conservatory. Benefiting from tiled flooring and radiator.

WC

2' 9" x 3' 9" (0.84m x 1.15m) Benefitting from a low flush WC, wash hand basin, tiled flooring and single glazed side facing window.







UTILITY ROOM

7' 10" x 6' 10" (2.39m x 2.10m) Useful utility room with plumbing for a washing machine, space for a tumble dryer, laminate flooring, coving, extractor fan, rear facing double glazed window and side facing double glazed frosted door.

CONSERVATORY

7' 8" x 15' 5" (2.35m x 4.70m) Great additional reception space overlooking the garden with side/rear facing double glazed windows, door to the pantry/storage area, radiator and rear facing double glazed French doors to the garden.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 0" x 8' 6" (2.14m x 2.61m) Providing access to all bedrooms/bathroom, radiator, rear facing double glazed window, loft access point with drop down ladder and the loft is partially boarded.

BEDROOM

13' 8" x 10' 11" (4.17m x 3.33m) Fantastic double bedroom with fitted wardrobes and front facing double glazed window.

BEDROOM

11' 10" x 10' 11" (3.63m x 3.34m) Further double bedroom with front facing double glazed window and storage cupboard.

BEDROOM

7' 8" x 6' 11" (2.34m x 2.11m) Positioned at the rear of the property with rear facing double glazed window, radiator and storage cupboard.



BATHROOM

6' 0" x 9' 4" (1.85m x 2.86m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with glass shower screen mounted above, shower unit, grey heated towel radiator, partially tiled walls, extractor fan and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Large front garden with slate beds, central path, hedge to the front and open access to the driveway providing off street parking.

REAR GARDEN

Side access gate leads to the rear lawned garden which is V-shaped with fence enclosure, paved patio and two sheds.

NOTES:

FREEHOLD PROPERTY

NON STANDARD AIREY CONSTRUCTION

COUNCIL TAX BAND: A

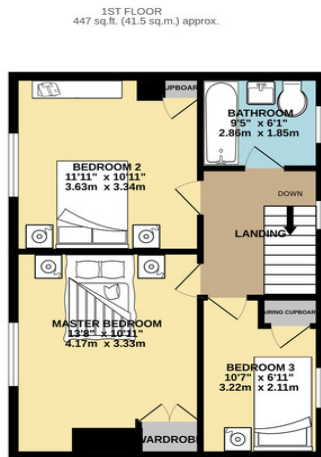
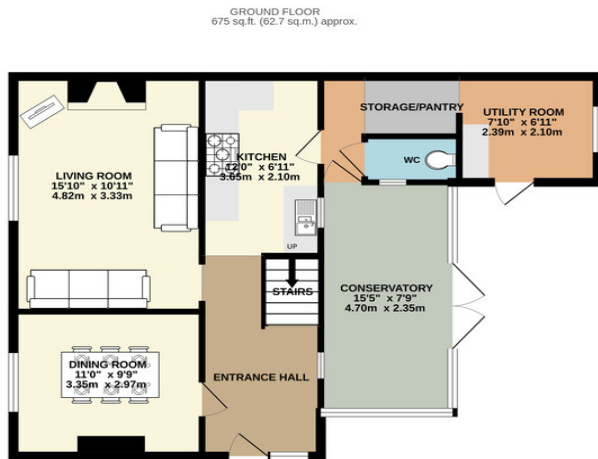
HEATING SYSTEM: GAS FIRED COMBINATION BOILER

INSTALLATION DATE: 2020

SERVICE HISTORY: N/A

ELECTRICAL WIRING: NOT CHECKED

WINDOWS/DOORS: OVER 10 YEARS SINCE INSTALLATION



TOTAL FLOOR AREA: 1122 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		