







**FABULOUS TWO BEDROOM PROPERTY WITH LOVELY PRESENTATION AND A LARGE REAR GARDEN.** This pleasant position on Micklethwaite Road offers a great buy for purchasers looking for a starter home or investment. This delightful home briefly comprises of entrance hallway, living room, kitchen/diner, rear entrance area, WC, stairs to the first floor landing, two fantastic bedrooms, bathroom, off street parking to the front and an enclosed rear garden. **GREAT BUY IN DN8.**



#### **ENTRANCE HALL**

4' 3" x 4' 5" (1.32m x 1.36m) The property is accessed via the front facing double glazed frosted door leading to the entrance hallway, radiator, door to the lounge and stairs to the first floor landing.



### LOUNGE

12' 11" x 13' 9" (3.96m x 4.21m) Fabulous reception space at the front of the property with feature gas fire, decorative fire surround, radiator, front facing double glazed window, coving to the ceiling, telephone point, television aerial point, dado rail, door to the kitchen/diner and storage cupboard beneath the stairs.

### KITCHEN/DINER

14' 9" x 8' 4" (4.52m x 2.56m) Beautifully presented kitchen/diner with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with a drainer unit, four ring gas hob with extractor fan above, single electric oven, partially tiled splash back, plumbing for a washing machine, space for a fridge/freezer, space for a tumble dryer, boiler housed in matching cupboard, tiled flooring, radiator, two rear facing double glazed windows and a door to the side entrance area.

### SIDE ENTRANCE AREA

2' 8" x 3' 6" (0.82m x 1.09m) Side facing double glazed frosted door the side hall area, door to the kitchen, door to the WC and tiled flooring.

### WC

2' 8" x 4' 6" (0.82m x 1.39m) Benefitting from a low flush WC, tiled flooring and side facing double glazed frosted window.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

7' 11" x 3' 0" (2.43m x 0.93m) Providing access to the bedrooms/bathroom, side facing double glazed window and loft access point.



### BEDROOM

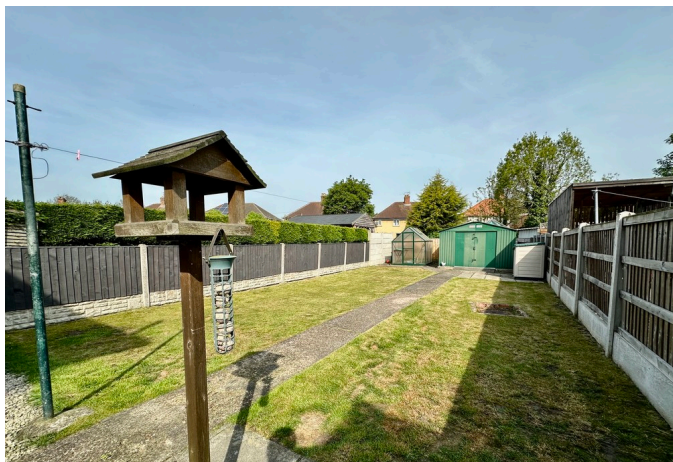
14' 5" x 10' 7" (4.40m x 3.23m) Spacious double bedroom with two front facing double glazed windows, radiator and a ceiling fan.

### BEDROOM

9' 6" x 11' 11" (2.90m x 3.65m) Further spacious bedroom at the rear of the house with rear facing double glazed window and a radiator.











### BATHROOM

7' 11" x 8' 5" (2.43m x 2.58m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with glass bi-folding shower screen mounted above, shower unit, partially tiled walls, radiator, extractor fan and a rear facing double glazed frosted window.

### FRONT GARDEN/DRIVEWAY

Small lawned front garden and concrete area, with side access gate to the rear garden.



### REAR GARDEN

Large rear garden with central lawn, fence enclosure, gravelled beds, side access via a gate, shed and greenhouse included.

### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: A**

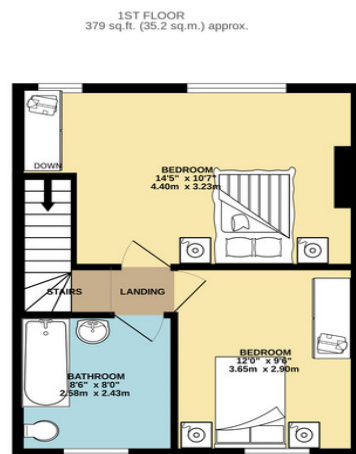
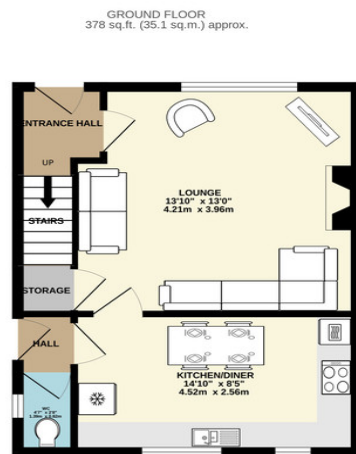
**HEATING SYSTEM: GAS FIRED COMBINATION  
BOILER**

**INSTALLATION DATE: NOVEMBER 2023**

**LAST SERVICE: NOT REQUIRED YET**

**SERVICES: MAINS**





TOTAL FLOOR AREA: 757 sq.ft. (70.3 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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		