

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£244,500

Heartlands House, Woolf Place, Heartlands, Pool, TR15 3SW



- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM/WC
- ENCLOSED REAR GARDEN
- PARKING FOR THREE VEHICLES
- INTEGRATED APPLIANCES
- GAS CENTRAL HEATING
- VACANT POSSESSION

A Three Bedroom Semi-Detached Family Home constructed in 2015 and situated at the head of a cul-de-sac on the popular Heartlands Development in Pool with its range of local and national shopping facilities, schools, doctors and good transport links. The property is offered for sale with Vacant Possession and No Onward Chain. The property is warmed by gas central heating, is double glazed and has a B Energy Rating. The accommodation comprises of:- Entrance Hall, Cloakroom/WC, Kitchen, Lounge and to the first floor, Master Double Bedroom with en-suite shower room, a further Double Bedroom, Single Bedroom and the Family Bathroom/WC. There is an enclosed garden to the rear, creating a safe and secure environment for children and pets alike, with gated access to side leading to the front of the property. To the front of the property is a parking area with space for up to three vehicles. Council Tax Band B. EPC B.



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Approached via a paved parking area leading to a UPVC front door opening into:-

ENTRANCE HALL

There are stairs rising to the first floor (with a double glazed window to the side), opens to the kitchen and there is a door to:-

CLOAKROOM/WC

There is a close coupled WC, pedestal mounted wash hand basin with tiles splashback, radiator and a double glazed window to the front.

KITCHEN

14'2" x 11'4" (4.32m x 3.45m)

A modern kitchen with a range of eye level and base units with work surface over, tiles splash backs, inset electric hob with extractor over, built in electric over, inset one and a half bowl stainless steel sink with side drainer, integrated fridge/freezer, integrated dishwasher, integrated washing machine, wall mounted gas combi boiler, radiator and a double glazed window to the front. Door to:-

LOUNGE

17'4" x 13'8" (5.28m x 4.17m)

A well-proportioned lounge with double glazed patio doors opening to the rear garden, built in under stairs storage cupboard, radiator, TV aerial point.

FIRST FLOOR

LANDING

There are doors to all bedrooms and the family Bathroom/WC. Loft access hatch.

MASTER BEDROOM

10'10" x 9'7" (3.30m x 2.92m)

A good sized master bedroom with a double glazed window overlooking the rear garden, radiator and door to:-

EN-SUITE SHOWER ROOM

6'0" x 4'4" (1.83m x 1.32m)

There is a glass shower enclosure with electric shower over, pedestal mounted wash hand basin, extractor and a double glazed window to the rear.

BEDROOM TWO

9'6" x 9'2" (2.90m x 2.79m)

A useful second double bedroom with a radiator and a double glazed window to the front.

BEDROOM THREE

7'7" x 7'6" (2.31m x 2.29m)

A generous single bedroom with a radiator, telephone point and double glazed window to the front.

FAMILY BATHROOM/WC

A white suite comprising of a panel bath with mixer tap shower over, close coupled WC, pedestal mounted wash hand basin, ladder type heated towel rail, extractor and a skylight window.

OUTSIDE

OFF ROAD PARKING

There is a brick paved parking area to the front providing parking for up to three vehicles. Gated access to the side of the property leading to the rear garden.

REAR GARDEN

A good sized rear garden enclosed by fencing and gravelled for ease of maintenance, astro-turfed seating area, metal shed, outdoor storage box and gated access to the side leading to the front of the property.

ENERGY EFFICIENCY RATING

This property has been rated as B (83) with a potential rating of A (94).

AGENTS NOTE

The property is of standard construction with all mains services connected. Mobile coverage from all networks (source Ofcom). Broadband speeds of 5Mbps Standard and 35Mbps Super-Fast (source Ofcom). There is a right of access for pedestrians and vehicles leading to the parking area.



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. 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. 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 finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.