



 3

Bedrooms

 1

Bathroom



- Extended End Of Terrace Home
- Lounge
- Kitchen/Dining Room
- Conservatory
- Utility Room
- Downstairs WC
- Three Bedrooms
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Southerly Facing Rear Garden
- Summer House
- Off Road Parking

Wilkinson SLM are delighted to offer for sale an extended end of terrace home located on the ever popular development of Northway with views over open fields.

From the entrance hallway stairs to the left lead up to the first floor and a door to right opens into the lounge room. At the end of the hallway a further door leads through to the kitchen/dining room with built in electric hob and electric oven and space for dishwasher, washing machine and fridge freezer. This room opens up to a superb conservatory adding a lovely extension to family time living with French doors opening to the rear garden! To the left of the kitchen is a door that leads through to a downstairs WC and utility room.

On the first floor are three good sized bedrooms and a family bathroom with bedrooms one and two having the added benefit of built in wardrobes. There is also a storage cupboard off the landing.

To the rear of this lovely home is a southerly facing rear garden with a patio seating area and the remainder being laid to lawn with various borders. An absolute bonus to the garden is the wonderful garden room which has power and lighting, this would be perfect for using as a home office or just a relaxing retreat from a long hard day!

Hardwick Bank Road is further complemented by UPVC double glazing, gas central heating and off road parking. You really need to view this home to appreciate exactly what it has to offer!

Lounge 13' 7" x 9' 9" (4.14m x 2.97m)

Kitchen/Dining Room 17' 3" x 9' 10" (5.26m x 3.00m) *maximum measurements*

Conservatory 15' 5" x 9' 6" (4.70m x 2.90m)

Utility Room 6' 1" x 4' 9" (1.85m x 1.45m) *maximum measurements*

Bedroom One 13' 7" x 9' 9" (4.14m x 2.97m)

Bedroom Two 10' 2" x 9' 7" (3.10m x 2.92m) *maximum measurements*

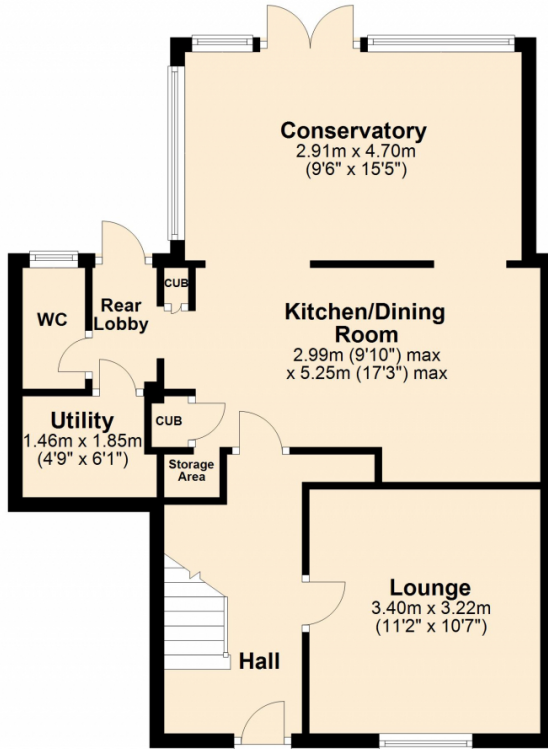
Bedroom Three 10' 9" x 8' 1" (3.28m x 2.46m)

Bathroom 7' 0" x 5' 5" (2.13m x 1.65m)

Garden Room 12' 4" x 7' 0" (3.76m x 2.13m)

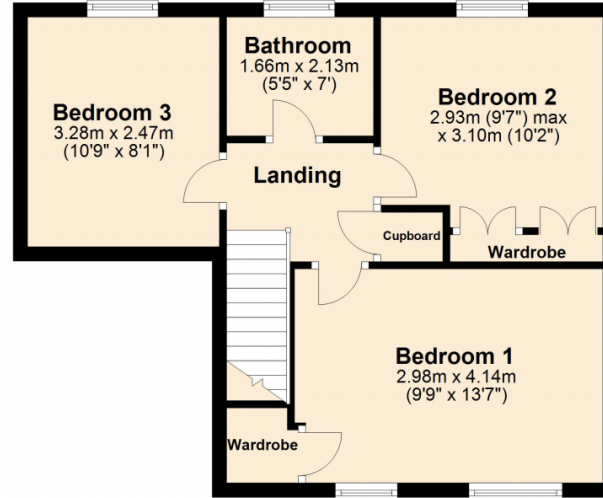
Ground Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



Total area: approx. 96.6 sq. metres (1040.2 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Northway, GL20

