



 3

Bedrooms

 1

Bathroom



- Terraced House
- Dual Aspect Lounge
- Refitted Kitchen/Dining Room
- Conservatory
- Three Bedrooms
- Shower Room
- Rear Garden
- Parking on Driveway
- UPVC Double Glazing
- Gas Central Heating
- Loft Room with Eaves Storage
- Garage Conversion

Wilkinson SLM are delighted to bring to market a lovely three bedroom terraced house in Northway with the advantage of a garage conversion and loft room, providing additional accommodation.

Upon arrival the front door opens to an entrance hall with a door to the right leading to the dual aspect lounge and feature fireplace. Folding doors from the back of the lounge lead to the refitted kitchen which has extended in size due the garage conversion which has allowed room for a dining area and more kitchen units/work top space. The modern kitchen benefits from an integrated dishwasher, built in electric oven and induction hob as well as an array of base and wall units. There is also space and plumbing for a washing machine and fridge freezer. The dining area has a door that also accesses the front of the house.

Returning to the lounge, sliding doors welcome a good sized conservatory with French doors and separate patio door opening out to the low maintenance rear garden. The garden is predominately laid to lawn with a patio area and garden shed.

Occupying the first floor are three bedrooms with the third bedroom benefitting from a built in wardrobe. There is also a shower room. On the landing there are stairs that lead to the loft room with Eaves storage either side; the loft has been converted, however please be aware that this does not adhere to current building regulations due to no internal door and there is not adequate headroom.

This home has been loved by the current owner since 1983 and is further complemented by UPVC double glazing, gas central heating and offers parking on the driveway. Could you be the next owner to love this home and create new memories? Book your viewing today with our office.

**Lounge** 21' 5" x 9' 3" (6.53m x 2.82m) length - maximum measurements width - minimum measurement

**Kitchen/Dining Room** 28' 0" x 10' 10" (8.53m x 3.30m) maximum measurements

**Conservatory** 12' 9" x 19' 9" (3.89m x 6.02m) maximum measurements

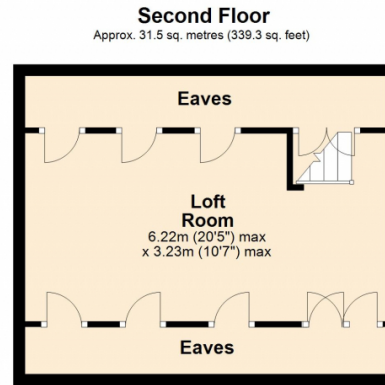
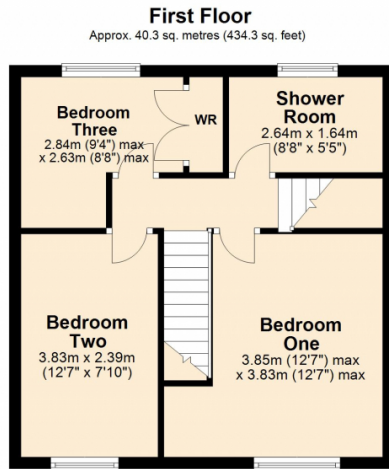
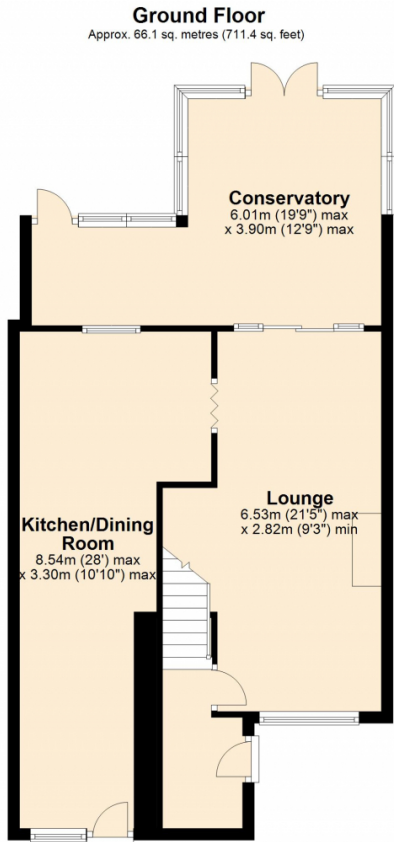
**Bedroom One** 12' 7" x 12' 7" (3.84m x 3.84m) maximum measurements

**Bedroom Two** 12' 7" x 7' 10" (3.84m x 2.39m)

**Bedroom Three** 8' 8" x 9' 4" (2.64m x 2.84m) maximum measurements

**Shower Room** 5' 5" x 8' 8" (1.65m x 2.64m)

**Loft Room** 10' 7" x 20' 5" (3.23m x 6.22m)



Total area: approx. 138.0 sq. metres (1485.0 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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