

54 Green Lane Shanklin, PO37 7EA

£350,000



Take a look at this stunning 3 bedroom detached house located in the popular town of Shanklin , within walking distance to local schools, shops and Shanklin's sandy beaches. The newly refurbished home offers spacious family living consisting, of an open plan kitchen/living area, downstairs bathroom, living room, three double bedrooms and a shower room. Outside offers a good sized garden area. Other benefits of the property includes a driveway for multiple vehicles, gas central heating and double glazing throughout. This is the perfect family home!!

CHAIN FREE!!

DETACHED HOUSE

DRIVEWAY

3 BEDROOMS

OPEN/PLAN KITCHEN LIVING AREA

CLOSE TO ALL LOCAL AMENITIES

ROOMS

Kitchen 19' 8" x 13' 9" (6m x 4.20m)
Wood effect vinyl flooring. Modern -Fitted kitchen with marble worktops and integrated appliances. Double Integrated oven, electric hob and sink drainer and thermostatic tap. Island with fitted cupboards and sink drainer. Double glazed skylight and double glazed bi-fold doors leading to the garden.

Living/Dining Room 9' 10" x 13' 10" (3m x 4.22m)
Wood effect vinyl flooring. Log burner to front aspect. Double glazed window to side aspect. Radiator.

Hallway

Bathroom 6' 1" x 6' 7" (1.85m x 2m)
Tiled flooring. Modern-fitted bathroom, fitted bath with over head shower, wash sink basin with fitted units and WC. Heated towel rail. Double glazed window to side aspect.

Bedroom 1 9' 10" x 14' 1" (3m x 4.30m)
Carpet flooring. Electric feature fireplace to rear aspect. Double glazed window to front aspect.

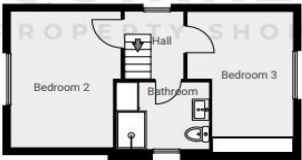
Landing

Bedroom 2 10' 6" x 14' 1" (3.20m x 4.30m)
Carpet flooring. Double glazed window to rear aspect. Radiator.

54 The green
TOTAL AREA: 98.93 m² - LIVING AREA: 98.93 m² - FLOORS: 2 - ROOMS: 9
▼ Ground Floor
TOTAL AREA: 63.81 m² - LIVING AREA: 63.81 m² - ROOMS: 5



▼ 1st Floor
TOTAL AREA: 35.13 m² - LIVING AREA: 35.13 m² - ROOMS: 4



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Bedroom 3 10' 2" x 14' 9" (3.10m x 4.50m)
Carpet flooring. Fitted wardrobes. Double glazed window to front aspect. Radiator.

Shower Room 9' 0" x 6' 11" (2.74m x 2.12m)
Tiled flooring. Walk-in shower, wash sink basin and WC. Boiler cupboard. Double glazed frosted window to side aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		