

Property Particulars

Alder Grove, Ingol.



- **Ground Floor Flat Being Purpose Built**
 - **Open Plan Lounge & Dining**
 - **Three Piece Bathroom**
 - **uPVC Double Glazing**
- **Two Double Bedrooms**
 - **Fitted Kitchen**
 - **Gas Central Heating**
 - **Parking Bay**
 - **Viewing Essential**

£80,000

A spacious ground floor flat situated in Ingol with local services amenities, local bus routes and great motorway connectivity. There are two double bedrooms, and a great size open plan lounge and dining area adjacent to a fitted kitchen. There is a three piece bathroom suite, gas central heating and uPVC double glazing. There is an allocated parking bay. Viewing is essential to appreciate the size and setting of this lovely flat. Viewing strictly by appointment only.

Entrance Hall -

With door access from ground floor communal hallway, ceiling light and doors off.

Lounge/Diner - 19' 6" x 14' 2" (5.94m x 4.31m)

Being a great open plan space with uPVC double glazed windows to the front and rear, radiator and ceiling light.



Kitchen - 9' 2" x 6' 9" (2.79m x 2.06m)

With a range of wall, drawer and base units with contrasting working surfaces, gas hob, electric oven, plumbed for dishwasher, sink and drainer, space for white goods, ceiling light and uPVC double glazed window.



Bedroom One - 13' 2" x 9' 2" (4.01m x 2.79m)

A lovely double bedroom with uPVC double glazed window to the front, radiator and ceiling light.



Bedroom Two - 11' 4" x 10' 2" (3.45m x 3.10m)

Another double bedroom with uPVC double glazed window to the rear, radiator and ceiling light.

Bathroom -

With a three piece suite comprising panelled bath with mains shower over, low suite W.C. and pedestal wash hand basin, opaque uPVC double glazed window.



Outside -

There is one allocated parking bay and communal gardens.

Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm