



19 Mardale Gardens
Gunthorpe PE4 7GD
Offers over £210,000

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Entering from the front, you lead into a light & airy hallway, with tiled flooring, with access to the side into the kitchen area, door from the hallway leads into a good size lounge/diner with wood effect flooring, with open plan stairs to the first floor, retro style radiator with double glazed window over looks the rear garden with part glazed door providing access into the rear garden. Re-fitted kitchen to the front of the property, comprises a modern range of wall and floor level fitted units with ample worktop surfaces, with an inset stainless steel, single drainer sink unit with mixer tap with storage under, in addition there is an integrated built in oven with four ring fitted hob with extractor hood over, space and plumbing for a washing machine with space also available for a fridge/freezer, a replacement wall mounted central heating combination boiler and double glazed window overlooking the front aspect.

Upstairs, access to a built in cupboard with doors leading to, the main bedroom with a useful storage cupboard over the stairs with fitted hanging rails and shelving, retro style radiator and a double glazed window to the rear aspect, second bedroom offers, a double glazed window to the front aspect and a further retro style radiator. lastly finishing off the accommodation is a re-fitted shower suite, comprising of a walk in double shower cubicle with overhead rain drop shower head with further hand shower attachment, vanity wash hand basin with mixer tap with storage under and a WC. Fully tiled walls and flooring, heated chrome towel radiator and a double glazed window to the front aspect.

Outside, to the front, open plan frontage with parking space, with gated access to the side of the property that leads into the rear garden. An enclosed low maintenance patio rear garden which is enclosed by brick walling and wooden fencing, with various flower beds and bushes. from the garden, courtesy door leads into the rear of the garage with power & lighting, an up & over door with gravelled parking to the front.

Tenure: Freehold
Council Tax Band: B





Entrance Hall:

Lounge/Diner:
16'2" x 12'6" (4.95m x 3.82m)

Kitchen:
6'9" x 8'9" (2.06m x 2.69m)

First Floor & Landing:

Bedroom 1:
11'2" x 9'3" (3.42m x 2.84m)

Bedroom 2:
11'9" x 6'7" (3.59m x 2.03m)

Shower Room:

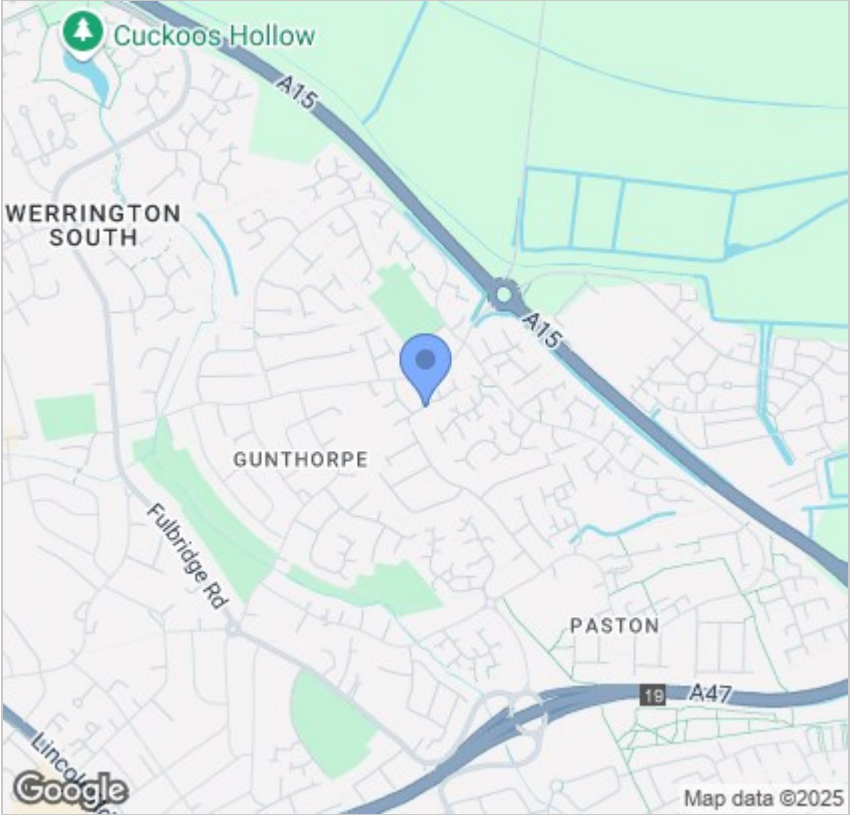
Garage:
16'8" x 7'6" (5.10m x 2.30m)



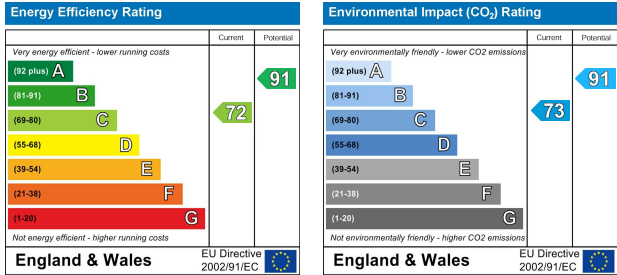
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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