



93 Aldermans Drive  
West Town PE3 6AZ  
£280,000



## 93 Aldermans Drive

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Offering no upward chain is this established semi detached family home, which is believed to date back to 1905. Situated in a popular location of West Town, Peterborough, with walking distance to the City Centre & Peterborough's Railway Station, the property is ideally placed near to local amenities, schools and with good transport links nearby, and in brief the property comprises:

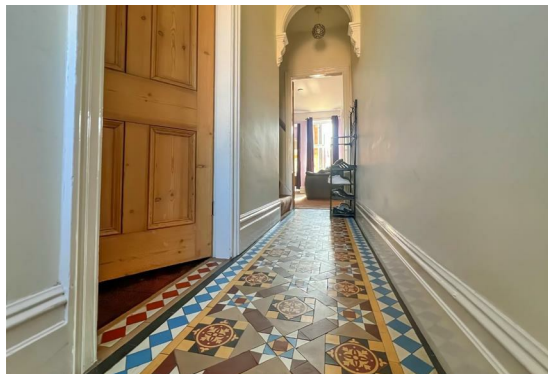
Front porchway leading to a part glazed wooden door, leading into the entrance hall, with Minton floor tiles, with staircase leading to the first floor, off the hallway, separate doors lead to, good size dining room, with a large bay window to the front aspect, generous sized living room with fireplace surround, and benefits from an understairs storage cupboard, with window to the rear and side aspects, from here, into a light & airy breakfast room with laminate flooring, housing a built in storage cupboard, with window to the side aspect, and in turn leads into a modern fitted kitchen, with an ample range of wall and floor level units with worktop surfaces with tiled splashbacks, incorporating a built in oven with fitted gas hob with extractor hood over, with space available for a fridge/freezer, in addition there is plumbing for washing machine and dishwasher with overhead worktop, two windows to the side and rear aspects with door to the side, leading into the rear garden.

Venturing up to the first floor, leads to three good size double bedrooms and a family three piece bathroom, comprising panelled bath with shower over, wash hand basin and WC, with heated towel radiator and a sash style window to the side.

Outside to the front, low level brick walling with a gravelled frontage with shared access to the side providing access into the rear garden. An enclosed rear garden, which is mainly laid to lawn with shrub bushes, footpath leads to the rear of the garden, with garden shed.

Tenure: Freehold

Council Tax Band: C







Entrance Hall:

Dining Room:  
12'11" max x 9'1" (3.95m max x 2.78m)

Living Room:  
17'3" max x 12'4" max (5.27m max x 3.76m max)

Breakfast Room:  
11'5" x 8'11" max (3.50m x 2.72m max)

Kitchen:  
12'9" x 8'11" max (3.90m x 2.72m max)



First Floor & Landing:

Bedroom 1:  
12'11" x 12'4" (3.95m x 3.78m)

Bedroom 2:  
14'11" x 8'11" (4.55m x 2.72m)

Bedroom 3:  
12'11" x 8'11" (3.95m x 2.74m)

Family Bathroom:





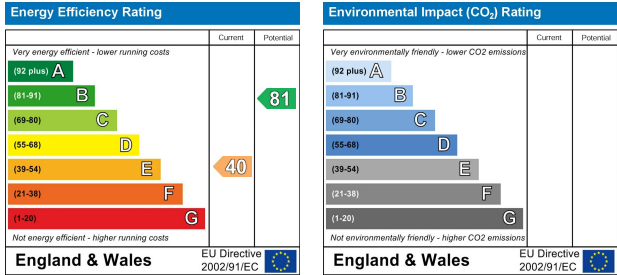
Floor Plan



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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