



- **Energy Rating - E**
- **Driveway**
- **Conservatory**
- **Modern Bathroom Suite**
- **Upvc Double Glazed**

- **Integral Garage**
- **Beautifully Presented**
- **Outdoor Summer House**
- **Previously Three Bedrooms**
- **Built In Kitchen Appliances**

We are pleased to bring to the market this extremely well-presented two-bedroom semi-detached home. The property was originally a three-bedroom house and can easily be reinstated to its original layout.

This home is truly a must-see—from the light, airy, and modern feel to the beautifully landscaped rear garden. Downstairs, you'll find a spacious lounge/diner with double doors leading to the conservatory, complete with solar control glass, and a contemporary kitchen with built-in appliances.

The garden is superbly presented and features a raised decking area, a lawn, and a stunning summer house with a wonderfully relaxed vibe.

Upstairs, there are two double bedrooms. The master bedroom, which was originally two separate rooms, is very large, bright, and benefits from built-in wardrobes. The modern bathroom includes a separate shower and an attractive freestanding bath.

The property also offers off-street parking and a garage.

Call us today to book your viewing!

Lounge/Diner 22'11" x 9'7" (7.01 x 2.93)

Kitchen 10'5" x 8'1" (3.20 x 2.47)

Conservatory

Bedroom One 22'3" x 8'10" (6.79 x 2.70)

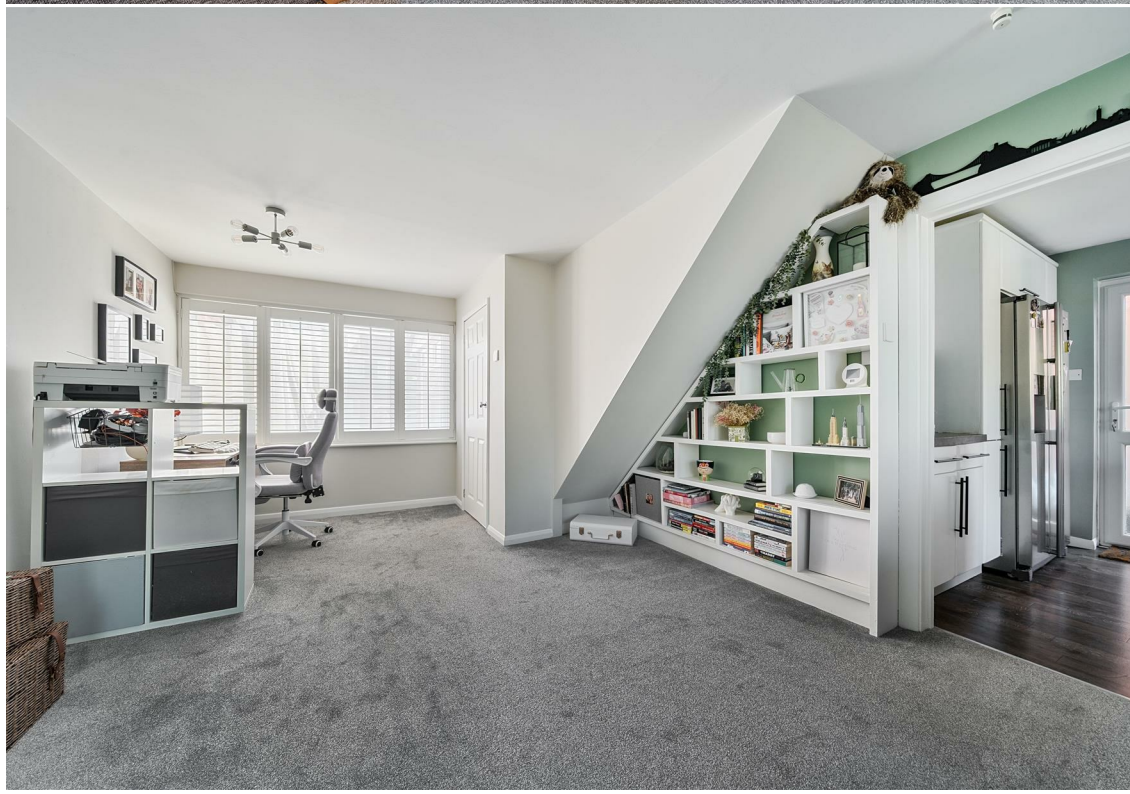
Bedroom Two 13'6" x 8'3" (4.14 x 2.52)

Bathroom 8'2" x 7'10" (2.51 x 2.40)

Tenure - Freehold

Council Tax Band - C















© Greenwood's Property Centre 2022



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(9-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.