



- **Energy Rating - D**
- **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

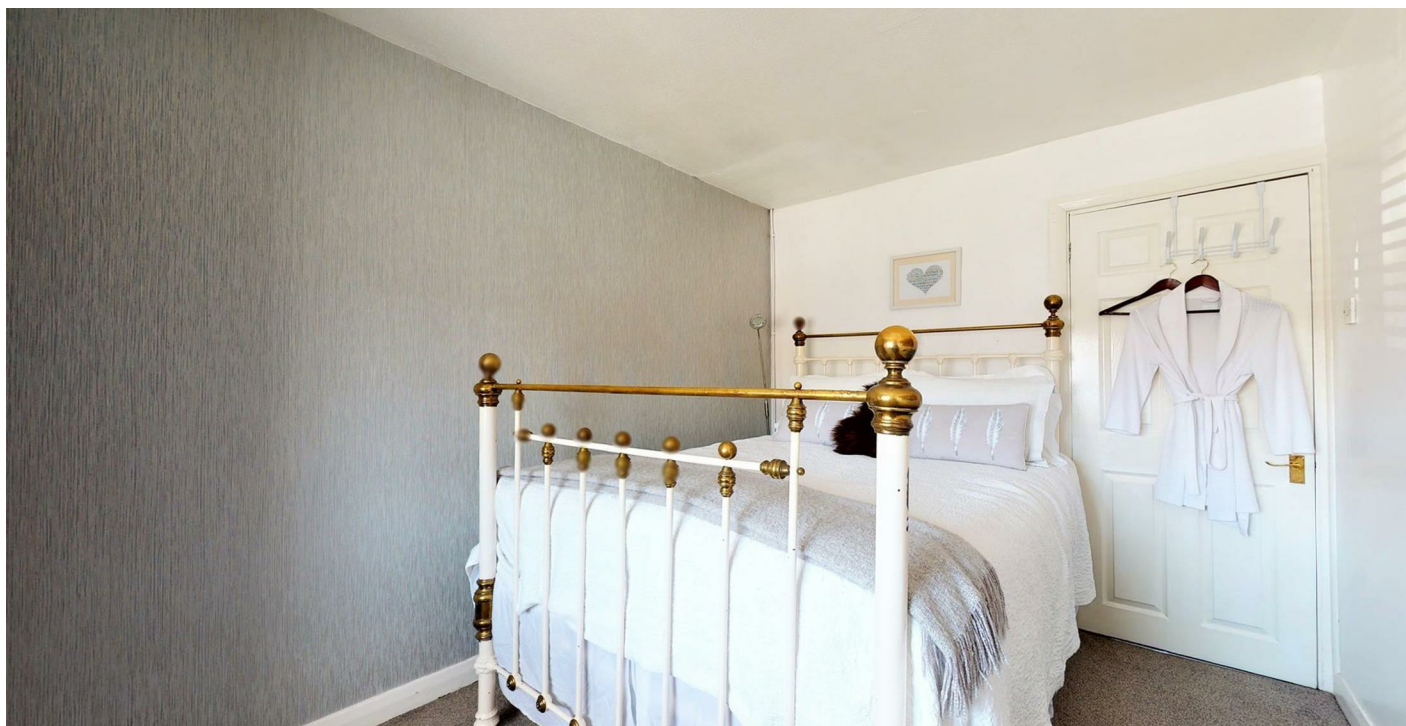
Bedroom One 22'3" x 8'10" (6.79 x 2.70)

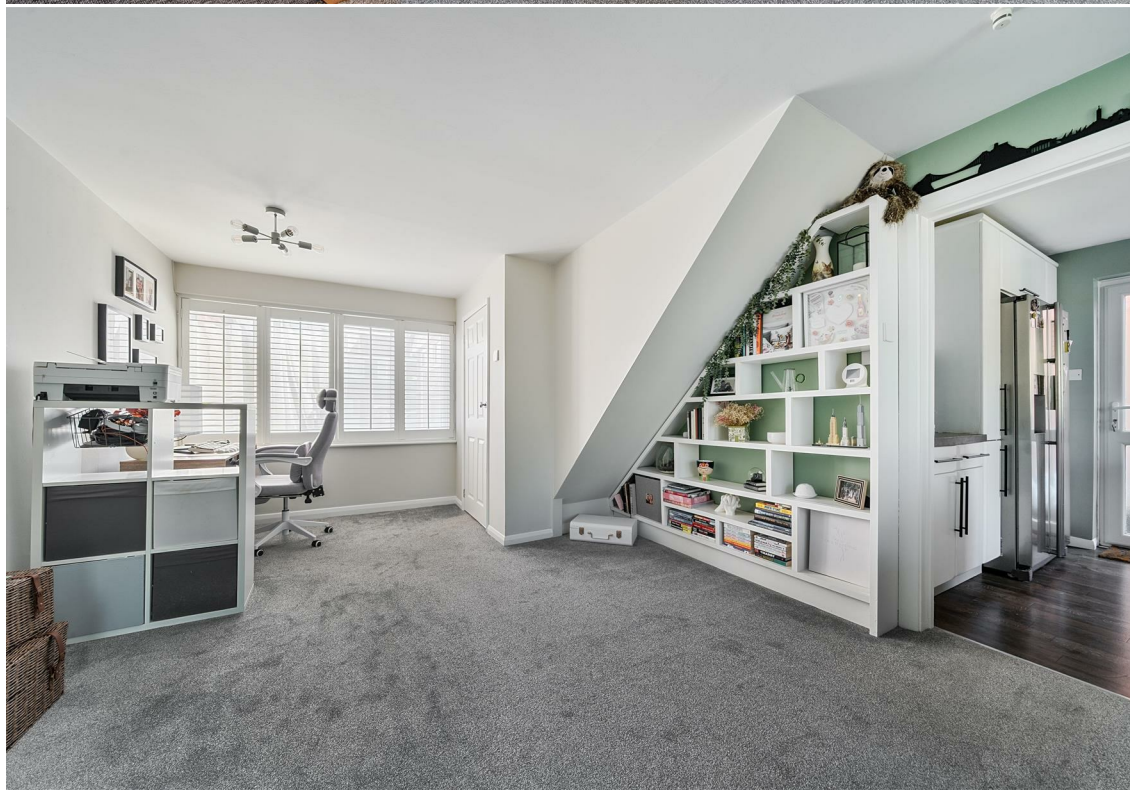
Bedroom Two 13'6" x 8'3" (4.14 x 2.52)

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

Tenure - Freehold

Council Tax Band - C















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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		79	(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D	65		(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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