



- 2 Bed Mid Terraced House
- Breakfasting Kitchen
- Garage
- Council Tax Band: A

- Sought After Residential Development
- Bathroom/WC with Shower
- Gas CH & SUDG

- 19' Open Plan Lounge
- Front & Rear Gardens
- Ideal First Purchase/Investment

A 2 bedroomed mid terraced house, in an excellent position within this sought after residential development. With gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the open plan Lounge, with wall light and an understair storage cupboard. The Breakfasting Kitchen is fitted with a range of wall and base units, with sink unit, split level double oven, 4 ring gas hob with extractor over, plumbing for a washer, cupboard housing the combi boiler and door to the rear. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a built in storage cupboard and is to the rear. Bedroom 2 is to the front. The Bathroom/WC has a low level wc, wash basin with storage under and vanity shelf and mirror over, 'P' shaped bath with mains shower over, curved screen and fully tiled walls and floor.

Externally, the Front Garden is lawned with block paved path to the front door. The South/West facing Rear Garden is paved and gravelled with a gate to the rear, there there is a Garage in a separate block.

West Denton Park is pleasantly situated, close to a number of lovely walks. There are good road and public transport links to local schools, the city and surrounding areas.

**Entrance Porch 4'0 x 3'9 (1.22m x 1.14m)**

**Lounge 19'11 x 11'9 (6.07m x 3.58m)**

**Breakfasting Kitchen 11'9 x 7'9 (3.58m x 2.36m)**

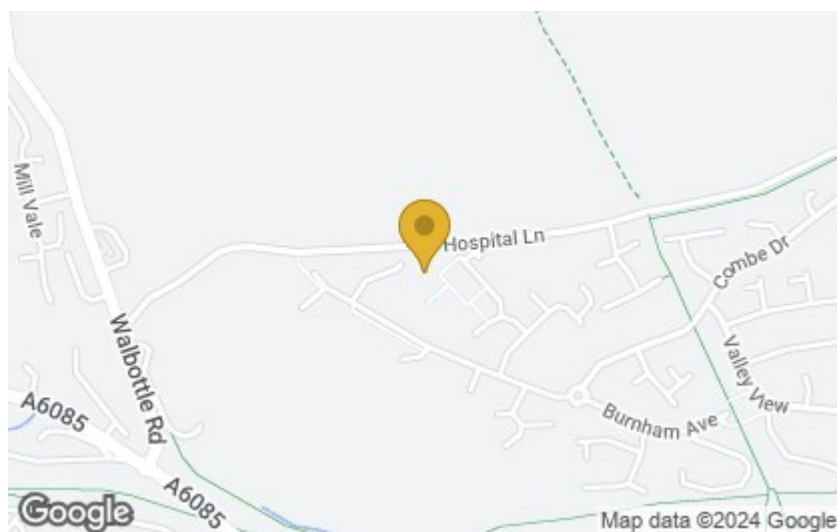
**First Floor Landing**

**Bedroom 1 12'0 x 11'0 (3.66m x 3.35m)**

**Bedroom 2 12'0 x 9'6 (3.66m x 2.90m)**

**Bathroom/WC 7'6 x 5'6 (2.29m x 1.68m)**

**Garage**



Energy Performance: Current C Potential B

Council Tax Band: A

Distance from School:

Distance from Metro:

Distance from Village Centre:

*All distances are approximate*

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.