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- 3 Bed Semi detached House
- Lounge with Bow Window
- Bathroom/WC with Shower
- Sought After Location

- Deceptively Spacious Family Accommodation
- 21' Kitchen/Dining Room
- Generous, Private Gardens

- Scope for Some Cosmetic Updating
- Rear Hall; Utility; WC
- Detached Timber Garage

This 3 bedroomed semi detached house offers deceptively spacious family accommodation, within this popular residential area. With scope for some cosmetic updating, the Reception Hall, with understair storage cupboard, leads to the Lounge, with an electric fire within an attractive surround and bow window to the front. The 21' Kitchen/Dining Room has contrasting wall and base units, with sink unit, split level oven, 4 ring ceramic hob and stainless steel/glass extractor over, integral fridge, freezer and dishwasher with matching doors. There is a Rear Hall with storage, a Utility Room, with Belfast sink, range of units and plumbing for a washer and a WC with low level suite. Stairs lead from the hall to the First Floor Landing, with shelved linen cupboard and access to the loft via a retractable ladder. Bedroom 1 has built in wardrobes and is to the front. Bedroom 2 is to the rear, whilst Bedroom 3 is to the front with a fitted cabin bed with storage under. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with electric shower over and a chrome towel warmer.

Externally, the Front Garden is lawned, with a range of shrubs and a driveway to a detached timber Garage. The generous Rear Garden is particularly private, with a patio, lawns and beds and borders stocked with a collection of plants and shrubs.

Westerhope is a sought after area, with good local amenities, with excellent access to the A1 and good road and public transport links into the city and other surrounding areas.

**Reception Hall 10'1 x 6'4 (max) (3.07m x 1.93m (max))**

**Lounge 14'3 x 11'2 (4.34m x 3.40m)**

**Kitchen/Dining Room 21'0 x 11'0 (max) (6.40m x 3.35m (max))**

**Rear Hall 10'9 x 5'0 (3.28m x 1.52m)**

**WC 5'3 x 2'8 (1.60m x 0.81m)**

**Utility Room 8'2 x 7'8 (2.49m x 2.34m)**

**First Floor Landing**

**Bedroom 1 12'0 x 11'3 (+dr recess) (3.66m x 3.43m (+dr recess))**

**Bedroom 2 12'10 x 9'2 (3.91m x 2.79m)**

**Bedroom 3 8'9 x 8'0 (2.67m x 2.44m)**

**Bathroom/WC 8'0 x 5'6 (2.44m x 1.68m)**



*\*Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current C Potential B

Council Tax Band: B

Distance from School:

Distance from Metro:

Distance from Village Centre:

*Please note all sizes and distances are approximate.*

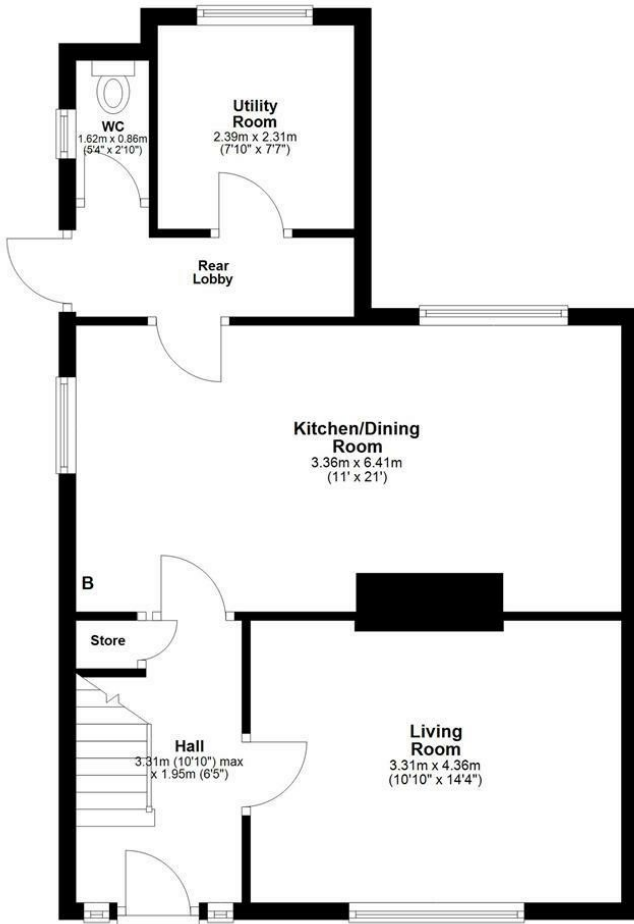
**2024  
WINNERS**

**ESTAS**

*Verified reviews from our clients*

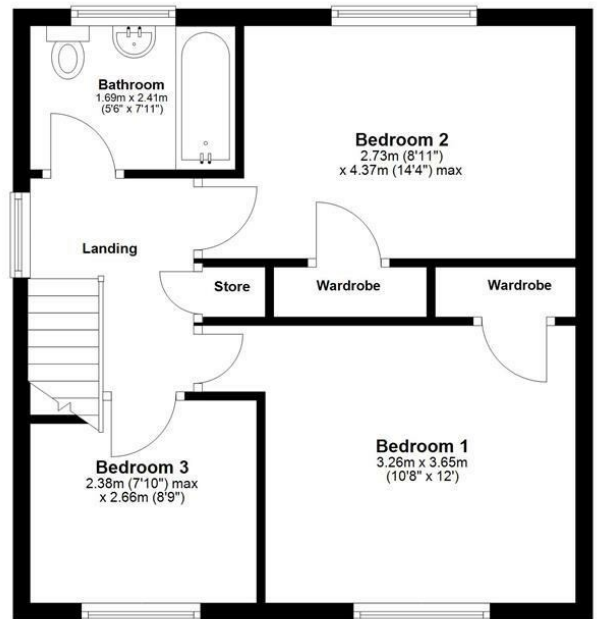
## Ground Floor

Approx. 54.5 sq. metres (586.7 sq. feet)

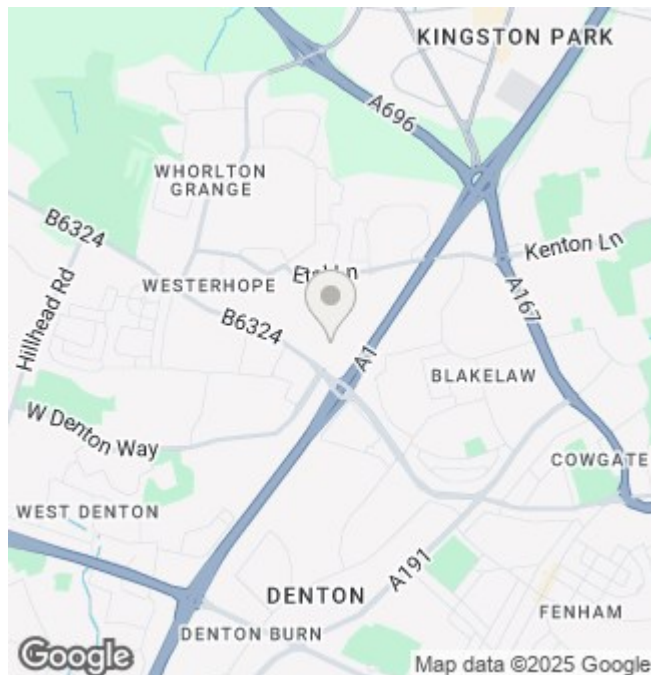


## First Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 97.9 sq. metres (1053.6 sq. feet)



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.