



- 3 Bed Semi Detached House
- Dining Room with Bay
- Bathroom/WC with Shower
- Great Family House

- Sought After Road
- Fitted Kitchen
- Attached Garage

- Lounge with Fireplace and Bay
- Utility Room
- Front and Rear Gardens

A 3 bedroomed semi detached house, pleasantly situated on this sought after road. With gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the Reception Hall, and on to the Lounge, with coal effect real flame gas fire set within an ornate Adam style surround, deep coved ceiling, dado rail and bay to the front. Double doors open to the Dining Room, with dado rail and bay to the rear. The Kitchen is fitted with wall and base units, sink unit and half tiled walls. The Utility Room has plumbing for a washer, central heating boiler and door to the rear. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a range of fitted wardrobes and bay to the front. Bedroom 2 has a fitted storage cupboard and is to the rear. Bedroom 3 is to the front. The Bathroom/WC has a low level wc, pedestal wash basin with vanity shelf over, panelled bath with shower mixer, screen and tiled surrounds. There is also an attached Garage with up and over door.

Externally, the Front Garden is lawned with shrubs to the border and block paved driveway to the garage. The generous Rear Garden is ideal for family use, with lawn, patio area and sheds.

Westlands is conveniently located for the A69 and A1 and well placed for local amenities including shops and schools. There are good road and public transport links into the city and to other surrounding areas.

Entrance Porch 6'6 x 3'2 (1.98m x 0.97m)

Reception Hall 15'0 x 6'2 (max) (4.57m x 1.88m (max))

Lounge 12'3 x 19'2 (into bay) (3.73m x 5.84m (into bay))

Dining Room 11'8 x 10'9 (into bay) (3.56m x 3.28m (into bay))

Kitchen 9'7 x 7'0 (2.92m x 2.13m)

Utility Room 8'3 x 7'9 (2.51m x 2.36m)

First Floor Landing

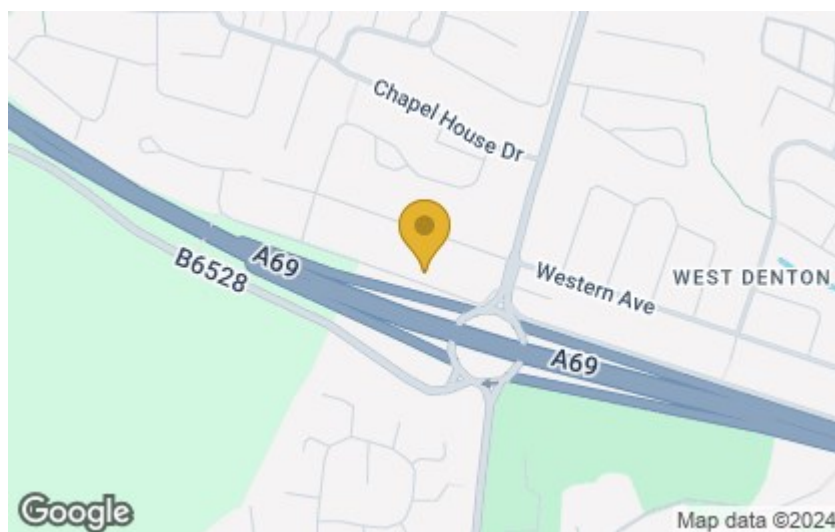
Bedroom 1 11'3 (max to back of 'robes) x 15'3 (into bay) (3.43m (max to back of 'robes) x 4.65m (into bay))

Bedroom 2 12'2 x 9'3 (3.71m x 2.82m)

Bedroom 3 9'0 x 7'6 (2.74m x 2.29m)

Bathroom/WC 8'2 x 7'8 (2.49m x 2.34m)

Garage 14'10 x 8'8 (4.52m x 2.64m)



Energy Performance: Current D Potential B
 Council Tax Band: C
 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.