



31 Karen Road, Ince

£208,500 Leasehold

Three Bedroom Semi-Detached Home • No Chain • Guest WC • Office Room • Large Private Rear Garden • Driveway Parking • Open Plan Lounge Diner • Master En-Suite Shower Room • Popular Residential Location • Perfect First Home



Charming 3-bed semi-detached home in sought-after location. No chain for stress-free purchase. Modern interiors, spacious garden with patio, shed & pagoda. Off-road parking. Perfect for families and outdoor enjoyment. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Lounge

12' 9" x 9' 10" (3.89m x 3.00m)

A spacious lounge with upvc window with horizontal blinds to front, media wall, inset electric fire, central ceiling light, multiple power points, laminate flooring, single radiator and open plan to dining area.

Dining Area

9' 9" x 7' 5" (2.97m x 2.26m)

A dining area with laminate flooring, multiple power points, central ceiling light, single radiator, upvc French doors and open plan to family lounge.

Kitchen

9' 4" x 10' 3" (2.84m x 3.12m)

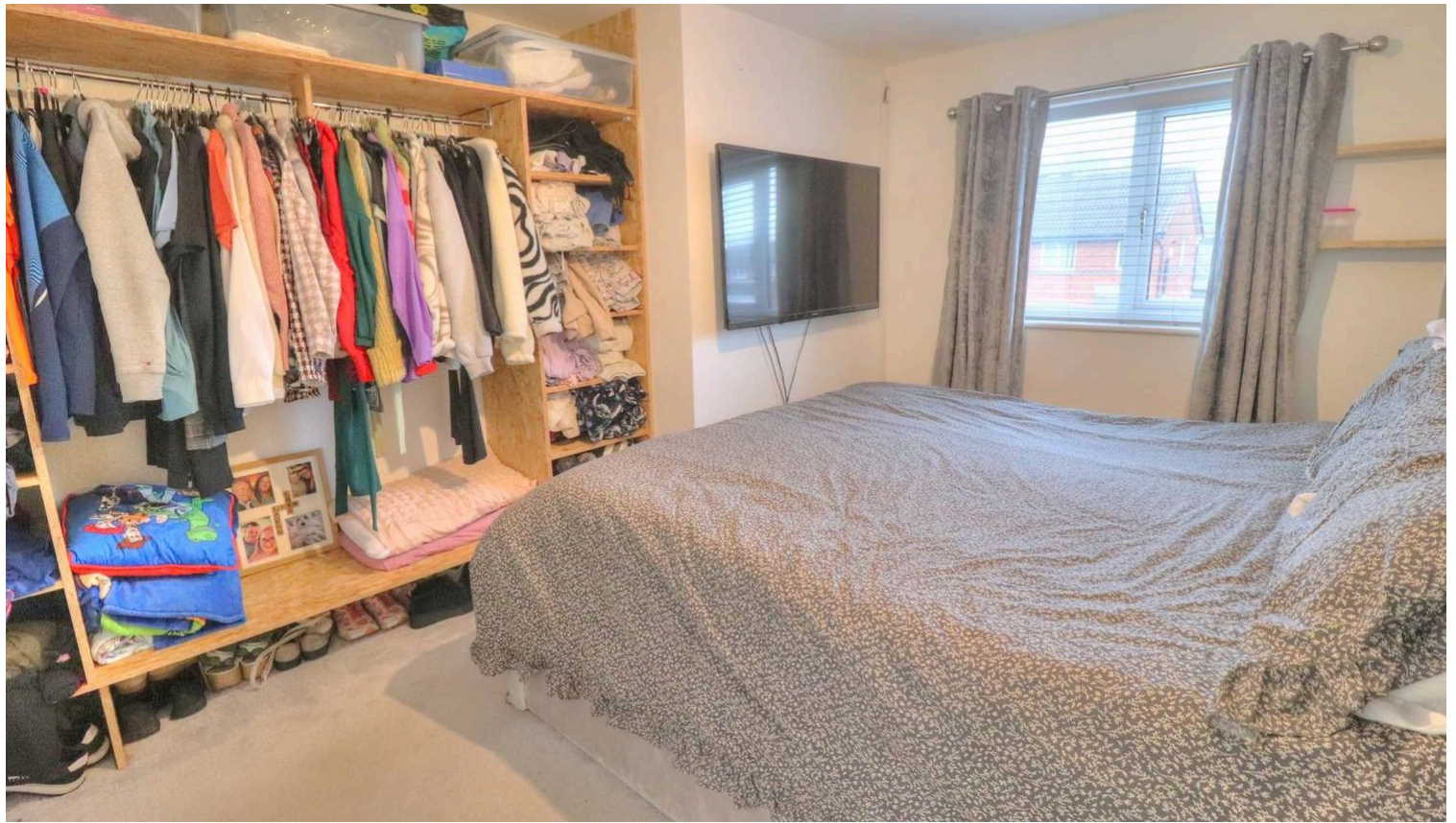
A spacious family kitchen with in built storage pantry room, large work tops, a range of fitted base and wall units, upvc window with horizontal blinds, stainless steel sink, integrated appliances, tiled splash backs, central ceiling light and laminate flooring.

Office Room

13' 1" x 10' 5" (3.99m x 3.18m)

A useful home office room or can be utilised in a multitude of ways with large upvc window to front with horizontal blinds, laminate flooring, central ceiling light, multiple power points, feature wood panel wall, sliding door to lounge and access to guest wc/utility room.





WC/Utility Room

7' 10" x 4' 8" (2.39m x 1.42m)

A guest wc with utility room off the office room with vinyl flooring, low level toilet, wash basin, work top, central ceiling light, sliding door and plumbed for wash facilities.

Landing

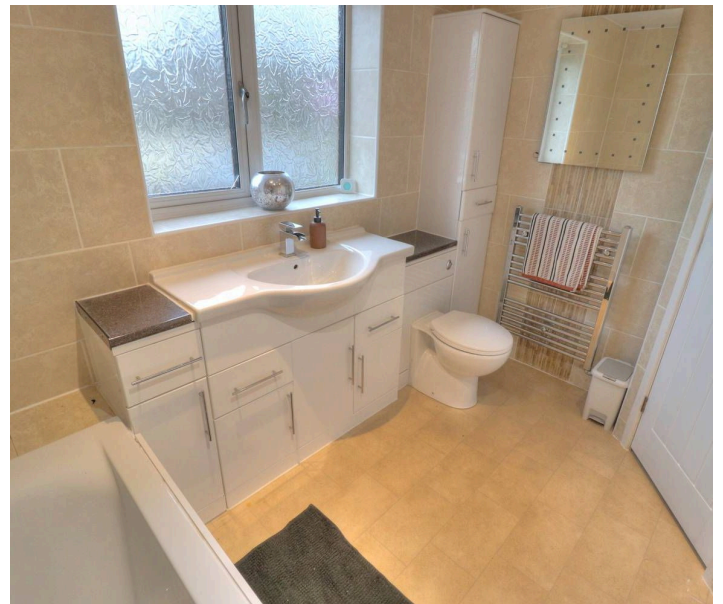
15' 9" x 6' 2" (4.80m x 1.88m)

A bright and airy landing space with upvc window, fully carpeted, central ceiling light, multiple power points.

Bathroom

6' 4" x 9' 3" (1.93m x 2.82m)

A modern fitted three piece bathroom suite, frosted upvc window, wash basin with vanity unit, low level w.c. bath tub, laminate flooring, heated towel rail, central ceiling light and storage/airing cupboard.



Bedroom One

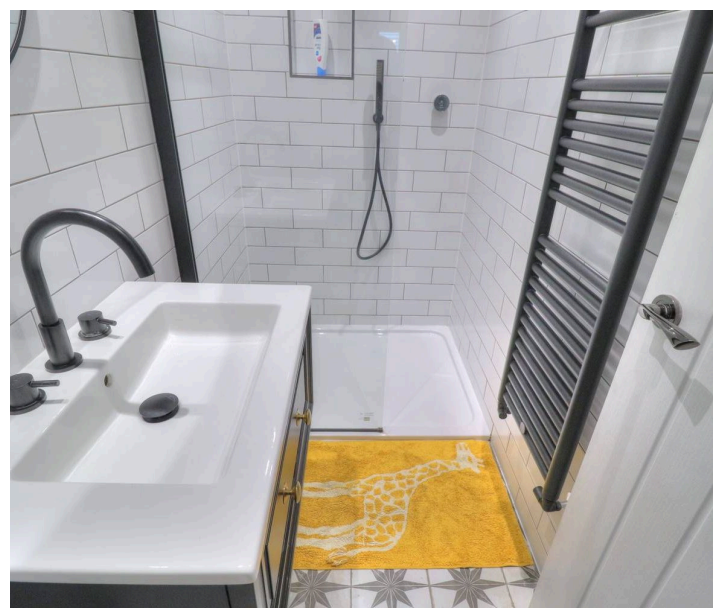
13' 1" x 10' 5" (3.99m x 3.18m)

A spacious double room with built in wardrobes, upvc window, fully carpeted, multiple power points, central ceiling light, warmed via single radiator and access to en-suite shower room.

En-Suite

7' 2" x 3' 7" (2.18m x 1.09m)

A master en-suite shower room, tiled walls, wash basin with vanity unit, heated towel rail, central ceiling light, vinyl flooring.





Bedroom Two

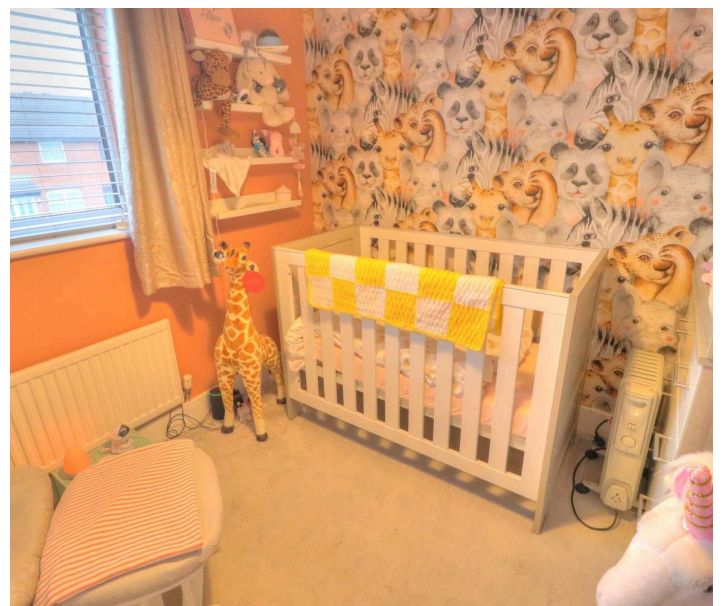
8' 1" x 9' 1" (2.46m x 2.77m)

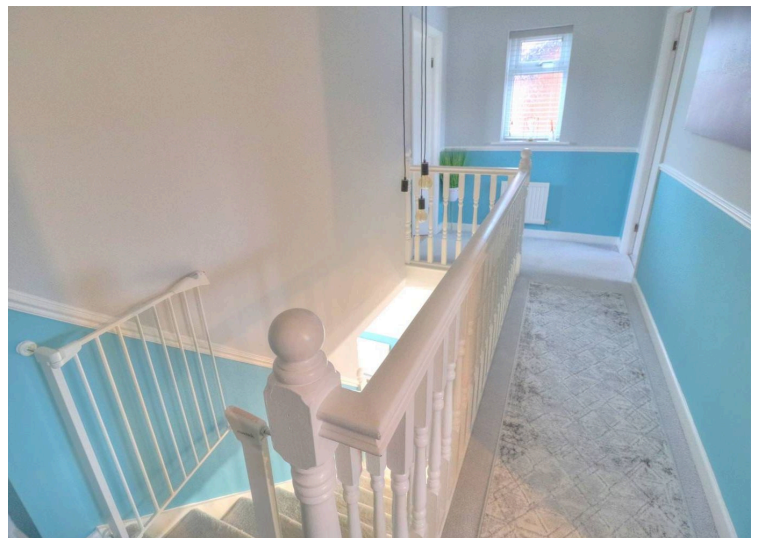
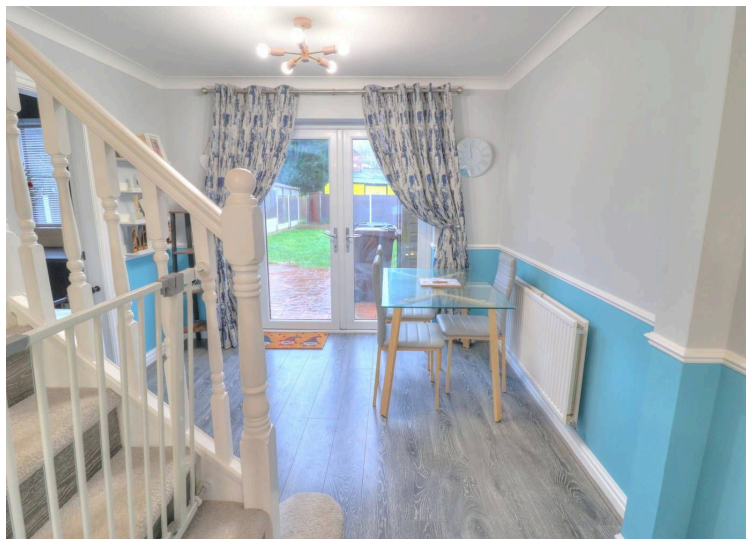
A double room with upvc window and horizontal blinds, multiple power points, central ceiling light, fully carpeted and warmed via single radiator.

Bedroom Three

7' 7" x 10' 2" (2.31m x 3.10m)

A generous bedroom with upvc window and horizontal blinds, laminate flooring, multiple power points, central ceiling light and warmed via single radiator.







REAR GARDEN

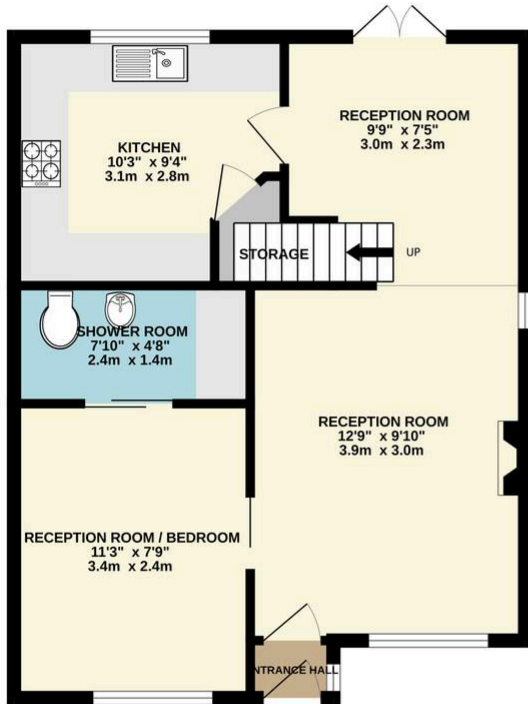
A large private rear garden with wood fenced border, imprinted concrete path and patio area ideal for al fresco dining, wooden storage shed, external water tap, metal frame pagoda with side gated access.

FRONT GARDEN

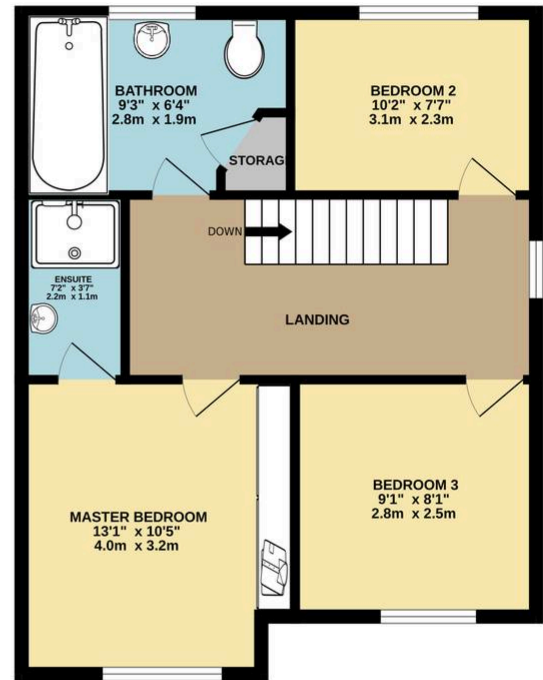
A mature grassed lawn to front to side of driveway.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.