



Saron Road, Saron, SA18 3LH

Offers In Region Of £195,000



Calow Evans
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Saron Road, Saron, SA18 3LH

This larger-than-average semi-detached property offers excellent potential and is ideally suited for family living. Located in the sought-after village of Saron, the home provides generous accommodation and the opportunity for further development. The property features a ground floor wet room and a first-floor family bathroom, with oil-fired central heating and majority double-glazed windows throughout.

There is scope to convert the adjoining utility room and storage shed into additional living space, as well as potential to develop the attic room (subject to the necessary consents), allowing buyers to truly make the most of the property's size and layout. Externally, the home benefits from a side driveway offering ample parking, leading to a former garage and a generous rear garden. This property represents an excellent opportunity for buyers seeking a spacious family home with room to grow in a popular village setting.





Accommodation:

Entrance Hallway

Victorian-style tiled floor, decorative dado rail, radiator, stairs to the first floor.

Sitting Room

3.1m x 2.84m (10'2" x 9'4")

Double glazed window to front, radiator, opening to:





Lounge

4.04m x 4.01m (13'3"/10'1" x 13'2")

Two double glazed windows to side, radiator, log burner in fireplace, under-stairs storage cupboard.

Kitchen/Breakfast Room

4.7m x 4.37m (15'5" x 14'4"/5'11")

Double glazed bay window to rear, radiator, fitted with wall & base units, sink & draining board unit, built-in electric oven, hob & extractor fan over, plumbing for washing machine.

Inner Hallway

Doors to wet room and rear hallway.

Wet Room

Double-glazed window to side, radiator, mains shower, WC, pedestal wash hand basin.

Rear Hallway

Double glazed glass panelled door to rear.

Utility Room

Fitted with wall & base units, single glazed window into former garage.

Storage Shed

Single glazed window to rear, freestanding oil boiler providing domestic hot water & central heating.

First Floor Landing

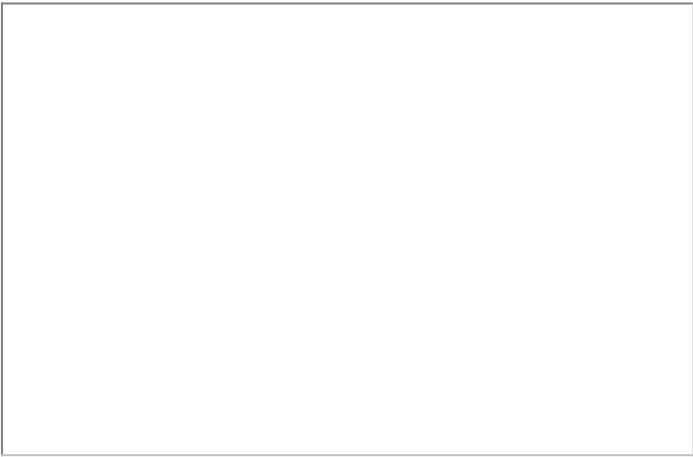
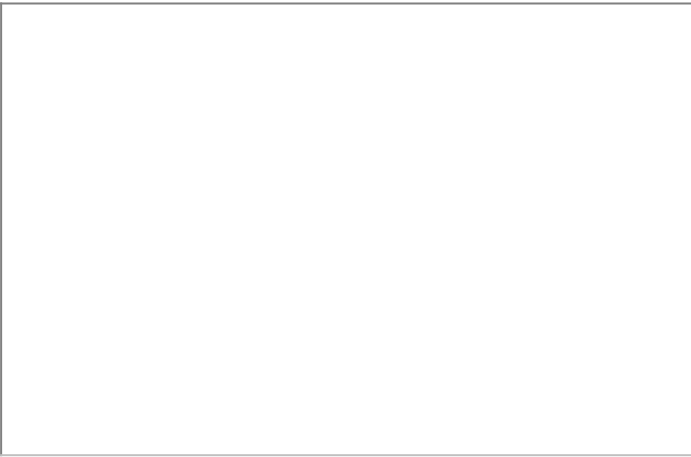
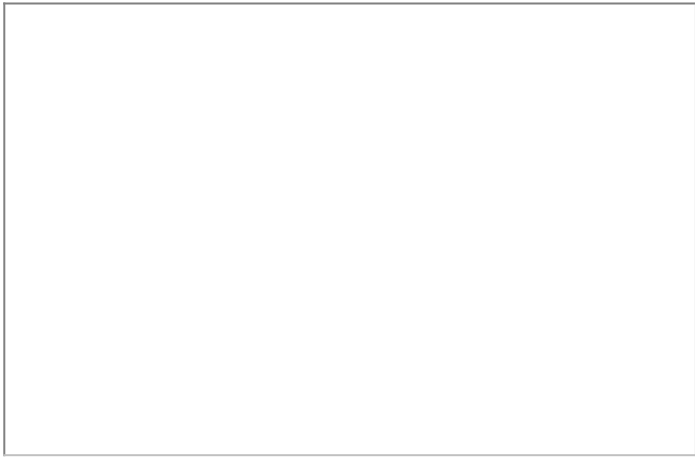
Access to loft offering potential to convert to another bedroom (stpp).

Bedroom One

4.72m x 4.29m (15'6" x 14'1")

Double glazed window to rear, radiator.





Bedroom Two

4.09m x 2.59m (13'5" x 8'6")

Double glazed window to front, radiator.

Bedroom Three

3.18m x 1.35m (10'5" x 4'5")

Double glazed window to front, radiator.

Bathroom

3.12m x 2.36m (10'3" x 7'9")

Double-glazed window to rear, radiator, suite comprising panelled bath, WC, pedestal wash hand basin.

Externally

Gated side driveway providing ample off road parking, leading to former garage, pedestrian access to enclosed rear garden mainly laid to lawn with paved patio area, oil tank.

Services

We are advised that mains services are connected. Oil fired central heating.

Tenure

Freehold

Council Tax

Band C

Broadband/Mobile Phone Coverage

We are advised that super-fast broadband & mobile phone coverage is available in this area.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

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