





Property Description

We are delighted to present a vastly improved & remodeled three bedroom family home, located in a popular residential area & boasting spacious extended ground floor living accommodation. Benefits from gas radiator heating, double glazing & warrants an immediate internal inspection

The front door leads to entrance porch leading to spacious entrance hall with stairs rising to first floor, access to 2 piece cloakroom, utility/shower room, kitchen & living room. The modern refitted kitchen offers a full range of floor & wall mounted storage units with drawers and work tops over. There is an integrated oven, micro & hob with hood over. Partly tiled walls & ceiling spots with space for appliances. Opens through to the dining area with double glazed window to front & opens to the living room. The living room opens into the extension which provides a spacious family room with 2 skylight windows & double glazed doors to rear garden. There is a study to the rear of the property with window & door to rear garden

The first floor landing provides access to all bedrooms & a family bathroom. There are two generous double bedrooms & a good size bedroom three. The modern 3 piece family bathroom is fully tiled with double glazed window. Outside there is a block paved frontage, and a neat fully enclosed rear garden, mainly laid to lawn with patio area & timber garden shed

IMMEDIATE VIEWING HIGHLY
RECOMMENDED

Front Door To

Entrance Porch

Hallway

2 Piece Cloakroom

Utility/shower Room

Modern Fitted Kitchen

7' 5" x 12' 4" (2.26m x 3.76m)

Dining Area

11' 4" x 7' 2" (3.45m x 2.18m)

Living Room

8' 9" x 16' 4" (2.67m x 4.98m)

Extended Family Room

19' 3" x 12' 1" (5.87m x 3.68m)

Study

10' 8" x 8' 8" (3.25m x 2.64m)

First Floor Landing

Main Double Bedroom

10' x 14' 7" (3.05m x 4.45m)

Second Double Bedroom

14' 1" x 8' 2" (4.29m x 2.49m)

Bedroom Three

11' 4" x 6' 8" (3.45m x 2.03m)

Modern 3 Piece Bathroom

Block Paved Frontage

Neat Enclosed Rear Garden

Communal Residents Parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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