



**Smalldale Road,**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Smalldale Road,**

Ideal for first time buyers, this two bedroom semi detached home in Frecheville features a spacious lounge, modern kitchen with garden access, two bedrooms and bathroom, enclosed rear garden with shed and outhouse, driveway parking, and great local amenities.



## Hall

Having an entrance door, radiator and stairs leads to the first floor accommodation.

## Lounge

14' 1" max into bay window x 12' 3" ( 4.29m max into bay window x 3.73m )  
Front facing double glazed bay window and radiator.

## Kitchen

15' 7" x 8' ( 4.75m x 2.44m )  
Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs.  
Space and plumbing for washing machine and cooker. Side and rear facing double glazed windows, radiator and a door leads to the garden.

## Landing

### Bedroom One

15' 4" max into bay window x 10' 3" ( 4.67m max into bay window x 3.12m )  
Front facing double glazed bay window, radiator and laminate flooring.

### Bedroom Two

10' 2" x 9' 4" ( 3.10m x 2.84m )  
Rear facing double glazed window, radiator and laminate flooring.

## Bathroom

A suite comprising bath with shower above, wc and wash hand basin. Partial tiling to the walls, radiator and rear facing double glazed window.

## Gardens

To the rear of the property is a garden with outhouse and shed.

## Driveway

There is a driveway to the front of the property.



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## welcome to Smalldale Road,

- Semi detached property
- Two bedrooms
- No chain
- Good access to local amenities
- Ideal for first time buyers

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

offers in the region of  
**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CPK114330 - 0003

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