

Woodhouse Lane,

william h brown

welcome to

Woodhouse Lane,

*****GUIDE PRICE £250,000 - £260,000*****3-bed semi in Beighton with lounge, kitchen/diner, modern bathroom, and large rear garden. Located on Woodhouse Lane, close to shops, schools, and transport links. Ideal family home.

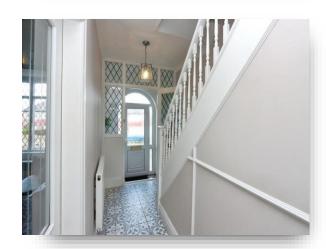












Porch

Access to the entrance.

Hall

Having stairs providing access to the first floor accommodation.

Lounge

13' 1" x 15' 1" (3.99m x 4.60m)

Having a front facing double glazed bay window, radiator and a sliding room providing access to the kitchen / dining room .

Kitchen / Dining Room

21' 8" x 12' 6" (6.60m x 3.81m)

Having a range of wall and base units, a gas hob with extractor fan, integrated dishwasher, and a Belfast sink. The kitchen also includes a rear-facing double glazed window, access to the garden, and space for a dining table.

Bedroom 1

14' 2" x 12' 5" (4.32m x 3.78m)

Having a front facing double glazed bay window and a radiator.

Bedroom 2

13' x 12' 5" (3.96m x 3.78m)

Having a rear facing double glazed window and a radiator.

Bedroom 3

7' 3" x 7' (2.21m x 2.13m)

Having a front facing double glazed window and a radiator.

Bathroom

Having a rear facing double glazed window, a radiator, a bath and shower suite and a wash hand basin.

Garden

Having a generously sized lawned enclosed rear garden with potential to develop an allotment or other outdoor activities.

Outbuilding

Providing an alternate storage space.





welcome to

Woodhouse Lane,

- Three bedrooms
- Semi-detached property
- Contemporary interiors
- Generously sized lawned rear garden
- Off-street parking

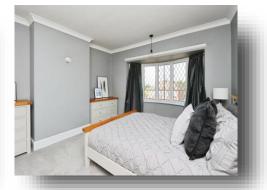
Tenure: Freehold EPC Rating: D

Council Tax Band: B

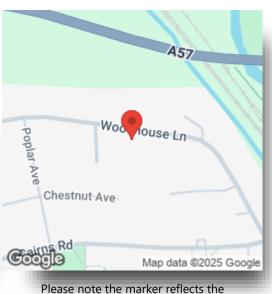
guide price

£250,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114539



Property Ref: CPK114539 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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