



Waterthorpe Gardens,

welcome to

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*****GUIDE PRICE £180,000-£190,000*****A 3-bed semi-detached home with basement living room and garden access. Kitchen and dining room on ground floor, master bedroom and shower room on first, two bedrooms on second. Includes low-maintenance garden, decked area, and garage in separate block.



Entrance Porch

Having an entrance door and a further door leads to the dining room.

Dining Room

10' 8" x 8' 6" (3.25m x 2.59m)

Side and front facing double glazed windows, radiator. Stairs leads down to the lounge. And a further staircase leads to the first floor.

Kitchen

10' x 8' (3.05m x 2.44m)

Having a range of wall and base units, inset sink with rolled edge work surfaces. Gas hob and electric oven with extractor above. Space and plumbing for washing machine and slim line dish washer. Integrated fridge and freezer. Front facing double glazed window and radiator.

Lounge

17' 5" x 13' 4" (5.31m x 4.06m)

Double glazed French doors leads to the rear garden, radiator.

Bedroom One

11' 11" x 10' 2" (3.63m x 3.10m)

Rear facing double glazed window, radiator and fitted wardrobes.

Shower Room

A suite comprising shower cubicle, wc and wash hand basin. Tiling to the walls and floor. Heated towel rail and rear facing double glazed window.

Second Floor

Side facing double glazed window.

Bedroom Two

10' 3" x 9' 3" (3.12m x 2.82m)

Front facing double glazed window and radiator.

Bedroom Three

7' 5" x 6' 9" (2.26m x 2.06m)

Rear facing double glazed window and radiator.

Gardens

To the rear of the property is a low maintenance garden with decked seating area.

Garage

There is a garage in a separate block.



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Waterthorpe Gardens,

- Semi detached property
- Three bedrooms
- Perfect for first time buyers
- Sought after area
- Good access to Supertram Links & Crystal Peaks

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114545 - 0003

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