



- End Terraced House
- Very Well Presented Throughout
- Pleasant Cul-De-Sac Position
- 3 Good Size Bedrooms

- 20'0 Lounge, 11'8 Kitchen & Conservatory
- Useful Utility/Store Room
- Fully Enclosed Garden
- Call Today To View

Hickory Road, Birchwood, LN6 0PG,  
£175,000





Starkey&Brown is pleased to offer for sale this spacious family home which is located in a pleasant cul-de-sac position on Hickory Road. Accommodation briefly comprises spacious entrance hallway, 20'0 lounge with door leading into uPVC conservatory, 11'8 kitchen, useful 19'3 utility/storage room, first floor landing, 3 well proportioned bedrooms and first floor bathroom. Outside the property has fully enclosed gardens to the front and rear. Call today to view! Council tax band: A. Freehold.



### Entrance Hallway

Having uPVC front entrance door, attractive wood effect vinyl flooring, radiator, coved ceiling, stairs rising to first floor and understairs storage cupboard.

### Lounge

20' 0" x 11' 0" (6.09m x 3.35m)

Having modern electric fireplace, radiator, coved ceiling and door into:

### Conservatory

9' 10" x 6' 0" (2.99m x 1.83m)

Being of uPVC construction with door leading to garden.

### Kitchen

11' 8" x 10' 10" (3.55m x 3.30m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, gas cooker point, electric cooker point (in left hand side cupboard) plumbing for washing machine, space for full height fridge freezer, tiled effect flooring, pantry, coved ceiling and Ideal combination condensing central heating boiler (installed 2022).

### Utility Room/Storage Room

19' 3" x 6' 4" max (5.86m x 1.93m)

Having space for tumble dryer, space for chest freezer, uPVC doors leading to front and rear.

### First Floor Landing

Having access to part boarded loft.

### Bedroom 1

11' 10" x 11' 3" (3.60m x 3.43m)

Having radiator.

### Bedroom 2

11' 0" x 9' 0" (3.35m x 2.74m)

Having built-in wardrobe, radiator and coved ceiling.

### Bedroom 3

8' 7" x 8' 3" (2.61m x 2.51m)

Having radiator.

### Bathroom

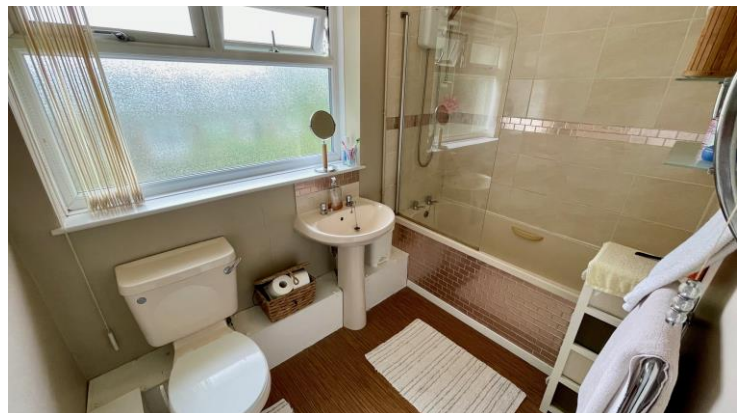
Having 3 piece suite comprising panelled bath with electric shower appliance and glass shower screen over, pedestal wash hand basin, low level WC, vinyl flooring and radiator/heated towel rail.

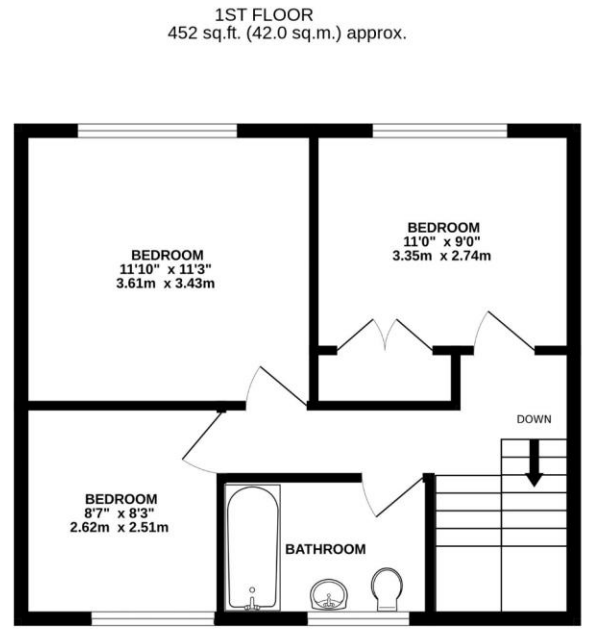
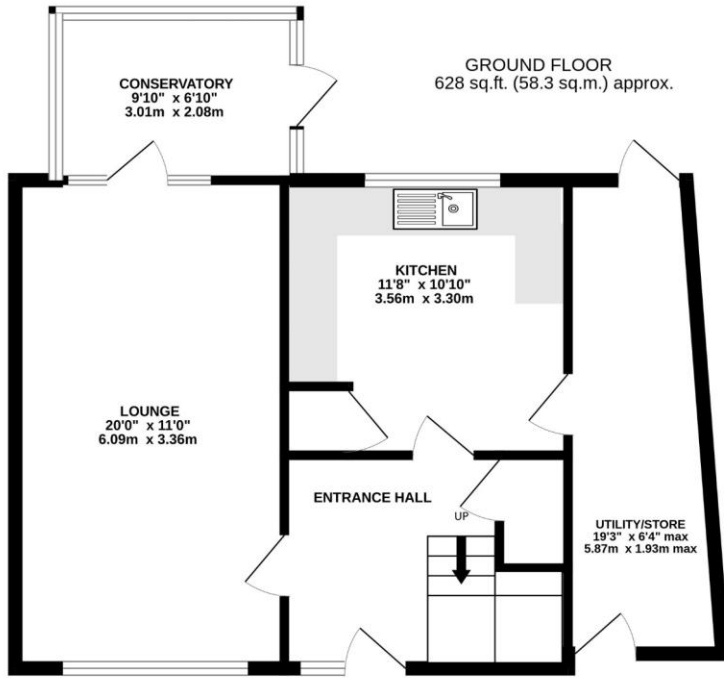
### Outside Front

To the front of the property there is an enclosed garden area comprising lawn with paved patio area and outside lighting.

### Outside Rear

To the rear of the property there is a fully enclosed garden which offers an excellent degree of privacy and comprising lawn with paved patio area, a variety of plants and shrubs, garden shed, green house, brick built outbuilding, cold water tap and outside power point.





**TOTAL FLOOR AREA: 1080 sq.ft. (100.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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