



**Birkdale Close, Saltash PL12 4DQ**



**welcome to**

## **Birkdale Close, Saltash**

This charming three-bedroom home offers stunning views of Trematon Castle and boasts a range of desirable features. The property is complete with driveway and garage, summer house and also cellar, modern kitchen and downstairs w/c. This home is not one to be missed.



### **Kitchen**

15' 1" x 11' ( 4.60m x 3.35m )

Rear double glazed window. Rear UPVC door. Wall and base units with quartz worktops. Bosch gas hob. Integral cooker, dishwasher, washing machine and fridge freezer. Radiator. Vinyl flooring. Door to wc.

### **W/C**

7' 4" x 3' ( 2.24m x 0.91m )

Vinyl flooring. Corner sink and storage. Tiled backsplash. Touch light mirror. Wc, Radiator. Ceiling light. Brand new electric consumer unit.

### **Lounge**

15' 11" x 12' 7" ( 4.85m x 3.84m )

Front and side double glazed windows. Tv units. Radiator. Ceiling light. Stairs to upper level.

### **Landing**

Side double glazed window. Storage cupboard. Carpet.

### **Bedroom One**

8' 8" x 11' 8" ( 2.64m x 3.56m )

Front double glazed window. Space for wardrobe. Ceiling light. Radiator. Laminate flooring.

### **Bedroom Two**

9' 9" x 9' 1" ( 2.97m x 2.77m )

Rear double glazed window. Built in wardrobe. Radiator. Ceiling light. Laminate flooring.

### **Bedroom Three**

7' 1" x 9' ( 2.16m x 2.74m )

Front double glazed window. Radiator. Ceiling light. Laminate flooring.

### **Bathroom**

Front double glazed window. Fully tiled with vinyl flooring. Bath tub with electric shower. Wash hand basin. Wc. Ceiling light. Towel rail

### **Summer House**

11' 5" x 9' 8" ( 3.48m x 2.95m )

Front and side double glazed windows. Double doors

leading to the decked area. Laminate flooring. Ceiling light.

### **Front Garden**

Decked area with views to Trematon castle. Cellar access through door under the property.

### **Rear Garden**

Garage and driveway with decked area. Access to summer house.



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## Birkdale Close, Saltash

- VIEWS OF TREMATON CASTLE
- THREE BEDROOM HOME
- BEAUTIFUL MODERN KITCHEN DINER
- FRONT AND REAR GARDENS
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: C

**£255,000**



Please note the marker reflects the postcode not the actual property

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