



Birch Grove, Alford LN13 9BY

welcome to

Birch Grove, Alford

MODERN THROUGHOUT

WELL PRESENTED DETACHED HOUSE LOCATED IN ALFORD OFFERING 3 BEDROOMS WITH THE MASTER HAVING AN EN-SUITE, OFF STREET

PARKING AND AMBLE REAR GARDEN SPACE IN ORDER TO ARRANGE A VIEWING PLEASE CONTACT THE BRANCH ON 01754 768211

Entrance

Entrance door leads into the hallway which has stairs leading to the first floor and doors into the following rooms:

Reception/ Hobby Room

12' 3" x 8' (3.73m x 2.44m)

Has cupboard housing the central heating boiler, opaque window and a radiator.

Lounge

10' 9" x 15' 3" (3.28m x 4.65m)

Has a window to the front elevation, radiator and open access into the dining room

Dining Room

10' 1" x 8' 6" (3.07m x 2.59m)

Has a radiator, doors into the conservatory and door into the kitchen:

Conservatory

8' 7" x 8' 11" (2.62m x 2.72m)

Has windows to 3 elevations, electric radiator and door leading externally to the rear garden.

Kitchen

10' 2" x 14' 3" (3.10m x 4.34m)

Comprising of modern wall, base and drawer units with complimentary worktop space over, integrated oven, microwave oven, fridge/freezer, hob, sink, radiator, under stairs storage cupboard and two windows to the rear elevation.

Downstairs Wc

Has a WC and hand wash basin

Landing

Has a storage cupboard, loft hatch access and doors into the following rooms:

Bedroom 1

14' 1" x 14' 10" (4.29m x 4.52m)

Has two windows to the front elevation and a radiator.

En-Suite

Has a shower, WC, hand wash basin and an opaque window.

Bedroom 2

12' 9" x 8' 9" (3.89m x 2.67m)

Has a window, storage cupboard and a radiator.

Bedroom 3

14' 5" x 7' 2" (4.39m x 2.18m)

Has two windows and a radiator

Bathroom

Comprising of a bath, WC, hand wash basin, radiator and an opaque window

External

Externally, the property benefits from lawned space to the front as well as a driveway for two cars. The rear is a great sized garden which is mainly lawned with a patio area and shed.





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Birch Grove, Alford

- ***WELL PRESENTED AND MODERN THROUGHOUT***
- DETACHED HOUSE
- 3 BEDROOMS, 3 RECEPTION ROOMS
- DECEPTIVELY SIZED REAR GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£250,000

directions to this property:

See Multi-map illustration



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SKG109785 - 0006

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