

**Arlington Crescent, Pye Nest, HX2 7HU** 

# welcome to

# **Arlington Crescent, Pye Nest**

The property has been well looked after and is ready to move into. Briefly comprising of two bedrooms, lounge, dining room, kitchen, bathroom, garden to front and rear, driveway for two cars and a detached garage!













#### Lounge

12' 2" x 12' 7" ( 3.71m x 3.84m )

The lounge is a bright space that benefits from a coal effect gas fire, wood effect flooring, double glazed widow to the front, ceiling light point and central heating radiator.

### **Dining Room**

9' 5" x 10' 7" ( 2.87m x 3.23m )

The dining room benefits from a double glazed window to the rear, ceiling light point, built in storage cupboards and central heating radiator. This room will accommodate a dining table and chairs.

#### Kitchen

5' 2" x 10' 8" ( 1.57m x 3.25m )

The kitchen comprises wooden wall and base units, stainless steel sink and drainer, tiled splashback, integrated oven and gas hob with extractor hood above, space/plumbing for appliances, ceiling light point, door to the rear and door to storage cellar.

#### **Bedroom One**

12' 4" x 11' 1" ( 3.76m x 3.38m )

The first bedroom is a good sized double room that comprises a double glazed window to the front, ceiling light point, central heating radiator and ample built in storage. This room will easily accommodate a double bed and usual bedroom furniture.

#### **Bedroom Two**

9' 1" x 10' 7" ( 2.77m x 3.23m )

Bedroom two is another double room that comprises a ceiling light point, central heating radiator and double glazed window to the rear.

#### **Bathroom**

The bathroom is neutral in design and benefits from tiled flooring with underfloor heating and tiled walls, w/c, wash hand basin with unit below, shower cubicle, bath, double glazed frosted window and ceiling light point.

#### Additional/External

To the front is a well kept garden laid to lawn with driveway for two cars leading to the detached garage at the rear. The garage(12' X 19'7) benefits from an inspection pit, electricity, up and over electric door (remote controlled) as well as door to the side! The rear garden is a good sized space that is laid to lawn. An ideal space for everyone to enjoy in the summer months!





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## **Arlington Crescent, Pye Nest**

- Two Bedroom Semi Detached
- Sought After Location
- Gardens To Front And Rear
- **Driveway And Garage**
- Suit A Number Of Buyers

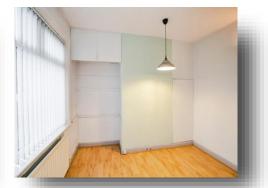
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers over

£180,000









Please note the marker reflects the postcode not the actual property

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