





PROPERTY DESCRIPTION

Welcome to this charming staggered mid-terrace property, ideally situated just 0.4 miles from the esteemed Samuel Ryder Academy. This delightful home boasts three generously sized double bedrooms, two of which feature built-in wardrobes, providing ample storage space and a touch of convenience.

As you enter, you are greeted by a large living room that exudes warmth and comfort, an inviting space perfect for relaxing and entertaining guests. The kitchen, complete with rear access, offers a functional layout ideal for families. With direct access to the private garden, it seamlessly blends indoor and outdoor living. The property is further enhanced by a well-appointed family bathroom and a convenient downstairs WC, making it perfect for busy families. Step into the delightful conservatory, where you can enjoy tranquil views of the garden all year round.

The front and private garden is a real gem, it provides a serene outdoor space for relaxation and enjoyment. With additional rear access leading to a garage. The property also has ample storage throughout. Located within close proximity to popular local amenities and excellent transport links, this property is perfectly positioned for families and commuters alike. Don't miss this fantastic opportunity to make this beautiful home yours, schedule a viewing today!

Entrance Porch

6' 9" max x 3' 11" max (2.06m max x 1.19m max)

Cloakroom

6' 8" max x 2' 8" max (2.03m max x 0.81m max)

Lounge

19' 2" max x 10' 11" max (5.84m max x 3.33m max)

Dining Room

12' 6" max x 10' 8" max (3.81m max x 3.25m max)

Kitchen

12' 7" max x 8' max (3.84m max x 2.44m max)

Conservatory

10' max x 8' 7" max (3.05m max x 2.62m max)

Bedroom One

11' max x 10' max (3.35m max x 3.05m max)

Bedroom Two

10' 8" max x 9' 8" max (3.25m max x 2.95m max)

Bedroom Three

8' 2" max x 7' 11" max (2.49m max x 2.41m max)

Bedroom Four

8' 2" max x 6' 5" max (2.49m max x 1.96m max)

Rear Garden

Flowerbeds, shed and rear access





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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EPC Rating: D

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Tenure: Freehold



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