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## Haywood Gardens, West Park, WA10 4JU

**£289,950**

We are pleased to announce for sale this three bedroom detached property which has been vastly improved by its current owners and is an ideal family home. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hallway, lounge, dining room, kitchen, and conservatory to the ground floor. To the first floor there are three good sized bedrooms with the master having an en-suite shower room, and a family bathroom. Externally the property has front and rear gardens with a driveway leading to a detached garage. Viewing is highly recommended to appreciate the size and finish of this property and can be arranged through our office or by calling 01744 24341.





### Entrance Hallway

Door to front aspect, stairs to first floor, radiator, and laminate flooring.

### Lounge

15'7" x 13'0" (4.75 x 3.97)

UPVc double glazed window to front aspect, feature fire place with living flame gas fire, and radiator.

### Dining Room

9'10" x 9'6" (3.00 x 2.92)

UPVc double glazed patio doors leading through to conservatory, and radiator.

### Kitchen

9'5" x 9'1" (2.89 x 2.77)

UPVc double glazed window to rear aspect, door leading to side of the property, integral gas hob and electric oven with over head extractor fan, range of wall and base units, built in fridge freezer, plumbed for washing machine, 1 1/2 sink unit with mixer tap, radiator, laminate flooring, and part tiled walls.

### Conservatory

11'10" x 7'10" (3.62 x 2.41)

UPVc double glazed windows and double doors, and ceramic floor tiles.

### First Floor Landing

UPVc double glazed window to side aspect, and loft access which has loft ladder and is part boarded.

### Bedroom One

13'1" x 10'5" (4.01 x 3.20)

UPVc double glazed window to front aspect, range of fitted wardrobes, and radiator.

### En-Suite

UPVc double glazed window to side aspect, stand in shower cubicle, low level wc, pedestal hand wash basin, heated towel rail, and tiled walls.

### Bedroom Two

12'5" x 9'1" (3.79 x 2.79)

UPVc double glazed window to rear aspect, and radiator.

### Bedroom Three

9'8" x 6'11" (2.95 x 2.11)

UPVc double glazed window to rear aspect, and radiator.

### Family Bathroom

8'0" x 6'10" (2.45 x 2.09)

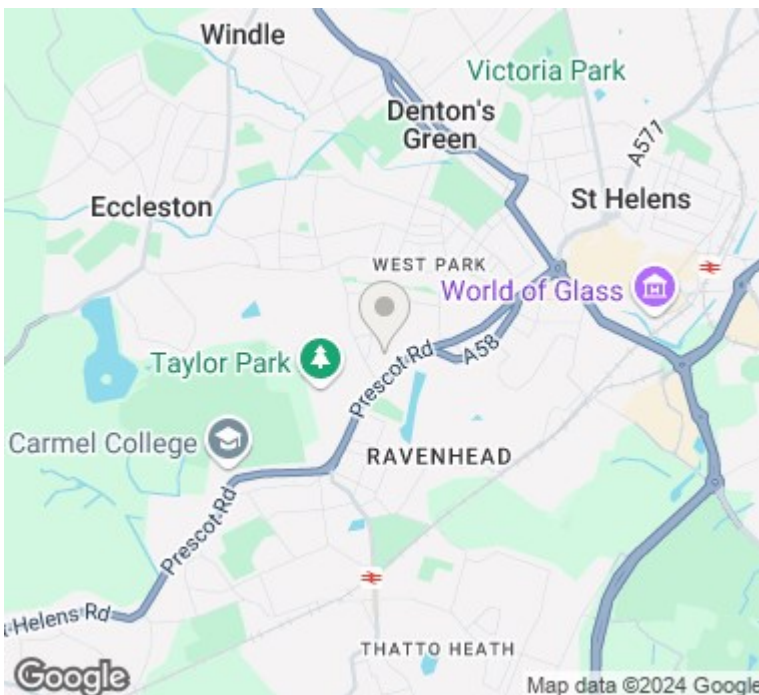
UPVc double glazed window to front aspect, panelled bath with shower over, low level wc, pedestal hand wash basin, heated towel rail, and tiled walls.

### External

Garden area to the front of the property with lawn and driveway leading down the side of the property to a detached garage. To the rear is an enclosed garden which is mainly laid to lawn with fenced boundaries.

### Detached Garage

Up and over door, door access to garden, and power and lighting.



Energy Efficiency Rating	
Current	Potential
85	70

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

England & Wales EU Directive 2002/91/EC

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