



 **2**
Bedrooms

 **1**
Bathroom



Tudor Sales and Lettings are pleased to present for sale this immaculately presented two bed semi detached house with lots of great internal features.

Downstairs has under floor heating! Modern open plan living with fitted kitchen and living area. Upstairs boasts two double bedrooms and a bathroom. Externally there is a detached garage and gardens laid to lawn at the front and back.

This property MUST be viewed to fully appreciate the quality of the internal accomodation!

There is sure to be a lot of interest so book your viewing today!

Living Room *6.44m x 2.69m (21' 2" x 8' 10")*

Large living room with French style double glazed double patio doors, double glazed window and spotlighting to ceiling. Underfloor heating

Kitchen *4.81m x 2.44m (15' 9" x 8')*

Modern fitted kitchen with three double glazed windows and a range of wall and base units and integrated appliances comprising of sink with mixer tap, oven with hob and extractor fan over and space for appliances currently used for a dishwasher, washing machine and dryer. Spotlighting to ceiling and under floor heating.

Bedroom 1 *4.30m x 2.82m (14' 1" x 9' 3")*

Double bedroom with spotlighting to ceiling, double glazed window and upright centrally heated radiator.

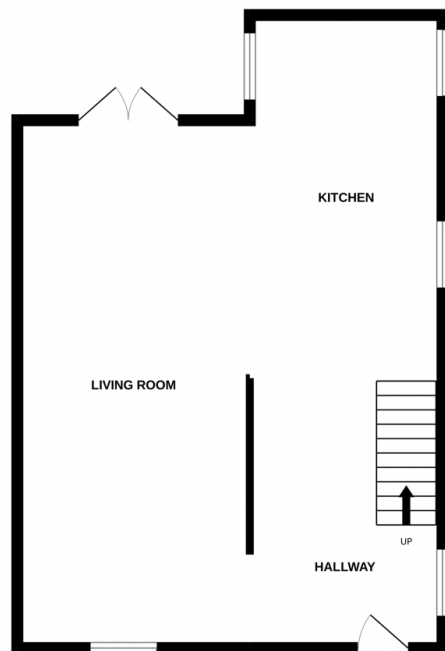
Bedroom 2 *3.34m x 2.69m (10' 11" x 8' 10")*

Double bedroom with spotlighting to ceiling, double glazed window and centrally heated radiator

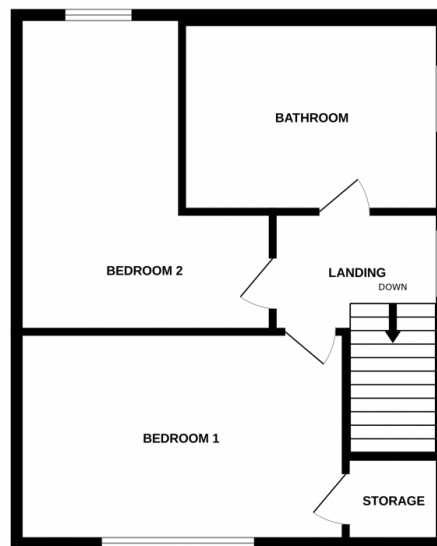
Bathroom *2.43m x 1.89m (8' x 6' 2")*

Wow-factor bathroom with walk-in shower, hand basin with storage unit under and WC. Double glazed window with privacy glass and centrally heated towel rail.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 83 Penrith Crescent, WF10

