



Rectory Road, Duckmanton, S44 5JW

£220,000

PRICED TO SELL NOW!!!! Extended semi detached house in popular location with far reaching open aspect to rear. Impressive gardens plus driveway parking & garage. **MUST BE VIEWED!!!**



73 Rectory Road, Duckmanton, S44 5JW

We are delighted to offer for sale this extended semi detached house located in a popular location with far reaching open aspect views to the rear. The property is ideally located with access to the M1, transport links and amenities.

The property has been extended to the rear but could be further upgraded and extended. There is PVCu double glazing and gas central heating. There is an impressive living dining kitchen plus a modern bathroom and WC. Items of note include open fireplace and walk in bay window to the lounge, French doors to the rear plus wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with carpets, curtains and blinds included as fitted.

To the ground floor is an entrance hall, lounge, living dining kitchen, conservatory and WC. Off the first floor landing are 3 well proportioned bedrooms plus a family bathroom. There is a part boarded loft.

The property benefits from gardens to the front and rear with patio lawns and planting plus a shed and external tap. There is driveway parking plus a garage.

Tenure - Freehold
Council Tax - Band A

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets.

Lounge 14'11"(max) x 10'4"(max) (4.55m(max) x 3.15m(max))

Having a walk in bay window plus working fireplace. With carpets and curtains.

Living Dining Kitchen 18'8"(max) x 15'7"(max) (5.71m(max) x 4.77m(max))

Having a comprehensive range of wall and base units with complimenting laminate worktops. With double oven, hob, hood, dishwasher and fridge. Having tiling, floor tiling and blind. Patio doors leading to.

Conservatory 10'4" x 6'10" (3.15m x 2.10m)

With floor tiling and blinds. French doors leading to the rear garden.

WC 6'3" x 2'9" (1.93m x 0.84m)

Having white sanitary ware with floor tiling and blinds.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'5"(max) x 10'4"(max) (3.79m(max) x 3.17m(max))

With wardrobes, carpets and blinds.

Bedroom 2 11'1"(max) x 10'5"(max) (3.40m(max) x 3.18m(max))

With fitted carpets.

Bedroom 3 6'6" x 5'10" (2.00m x 1.79m)

With carpets and blinds.

Bathroom 8'0" x 5'10" (2.45m x 1.78m)

Having modern white sanitary ware with shower and screen to bath, tiling, floor tiling and blind.

EXTERNAL

The property benefits from gardens to the front and rear with patio lawns and planting plus a shed and external tap. There is driveway parking plus a garage.





