



The Laurels, Weeton, PR4 3NQ

£199,950

PRICED TO SELL NOW!!! Modern semi detached house in popular village location. Modern kitchen with appliances plus contemporary bathroom & WC. **MUST BE VIEWED!!!**



10 The Laurels, Weeton, PR4 3NQ

We are delighted to offer for sale this modern semi detached house located on a small development in this popular village which still offers access to amenities and transport links.

The property was constructed by Jones Homes in 2015 and is still covered by its new home structural warranty. As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus a contemporary bathroom and WC. Worthy of particular note are the French doors leading to the rear garden. The property benefits from ample sockets and media points. The home is ready to move in with flooring and blinds included.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms plus a family bathroom off the first floor landing.

The property has well presented gardens plus off road parking for 2 cars.

Tenure - Leasehold

Ground Rent - £195 pa with an increase of £20 pa every 25 years

Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring.

Lounge 15'0"(max) x 14'7"(max)
(4.58m(max) x 4.47m(max))

With carpets and curtains.

Dining Kitchen 15'0" x 9'4" (4.58m x 2.86m)

having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash

back and tiling. With oven, hob, hood, fridge freezer and dishwasher. With recessed spot lights and vinyl flooring plus access to store. French doors leading to rear garden

WC 4'9" x 2'10" (1.47m x 0.87m)

Having white sanitary ware with tiling and carpets.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 12'6" x 8'7" (3.83m x 2.64m)

With carpets and curtains.

Bedroom 2 11'6" x 8'8" (3.52m x 2.66m)

With carpets and blinds.

Bedroom 3 10'0" x 6'9" (3.06m x 2.08m)

With carpets and blinds.

Bathroom 6'7" x 6'5" (2.01m x 1.96m)

Having contemporary white sanitary ware with shower bath and screen, chrome ladder radiator, recessed spot lights, vinyl flooring and blinds.

EXTERNAL

The property has well presented gardens plus off road parking for 2 cars.





