



**31 Sargeson Road, Armthorpe, DN3 2FG**  
**£184,995**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern end 3 storey town house offering flexible living in this popular location with access to amenities and transport links.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus utility room plus 2 shower rooms and a bathroom en suite. Items of note include the flexible accommodation with up to 4 bedrooms and up to 3 reception rooms. There are also fitted wardrobes to 2 bedrooms plus ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, reception/bedroom 3, further reception/bedroom 4, utility room and shower room. There is a lounge plus dining kitchen off the first floor landing. The top floor hosts the master bedroom with en suite bathroom plus a further bedroom and shower room.

The property benefits from well presented gardens to the front and rear with lawns, patio, shed and external tap. There is driveway parking to the front.

Tenure - Freehold  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall.

Having mat well plus laminate flooring. Access to 2 stores.

#### Reception/Bedroom 3 13'8" (max) x 7'8" (max) (4.17m(max) x 2.36m(max))

With laminate flooring and blinds. Access to store.

#### Further Reception/Bedroom 4 8'10" x 7'8" (2.70m x 2.34m)

With carpets and blinds.

#### Utility Room 7'7" x 5'5" (2.33m x 1.66m)

Having modern style units with laminate worktops plus washing machine and space for drier.

#### Shower Room 9'2" x 2'9" (2.80m x 0.85m)

Having white sanitary ware, tiling, floor tiling and chrome ladder radiator.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Lounge 17'6" (max) x 14'6" (max) (5.34m(max) x 4.44m(max))

A light dual aspect room with fitted flooring and recessed spot lights.

#### Dining Kitchen 14'5" (max) x 10'0" (max) (4.41m(max) x 3.05m(max))

Having a comprehensive range of high gloss wall and base units with complimenting laminate worktops and tiling plus floor tiling. With oven, hob, hood, fridge freezer and dishwasher and recessed spot lights.

### SECOND FLOOR

#### Landing 2

With fitted carpets.

#### Bedroom 1 14'6" (max) x 12'5" (max) (4.44m(max) x 3.80m(max))

With fitted wardrobes, laminate flooring and blinds.

#### En Suite Bathroom 6'6" x 5'6" (2.00m x 1.69m)

Having white sanitary ware, vanity unit, tiling, floor tiling and chrome ladder radiator.

#### Bedroom 2 14'6" (max) x 10'7" (max) (4.44m(max) x 3.24m(max))

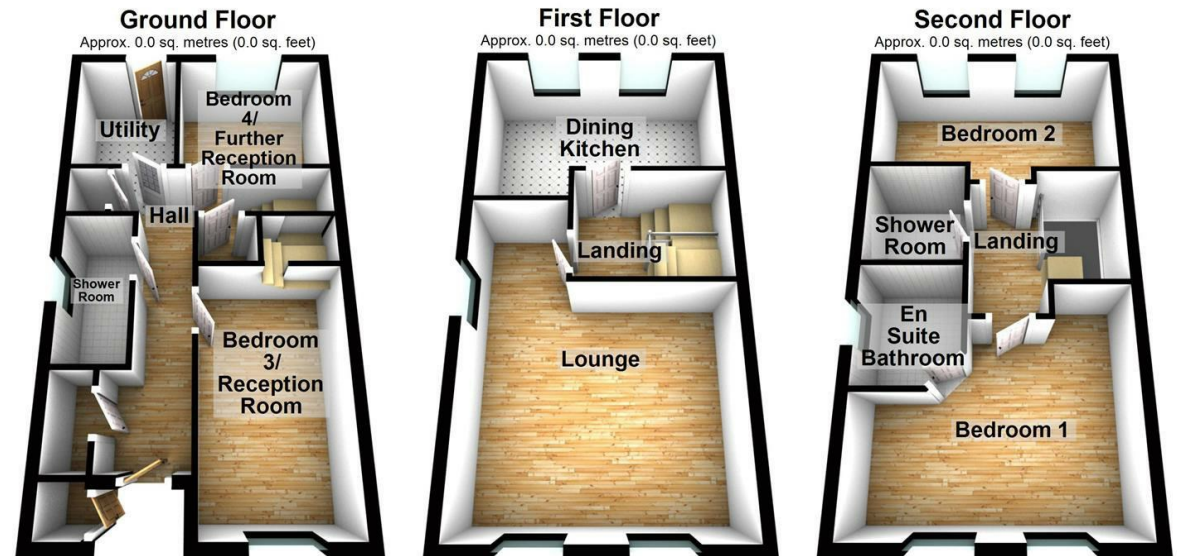
With fitted wardrobes, laminate flooring and blinds.

#### Shower Room 2 5'11" (max) x 5'6" (max) (1.81m(max) x 1.70m(max))

Having white sanitary ware with tiling, floor tiling, vanity and chrome ladder radiator.

### EXTERNAL

The property benefits from well presented gardens to the front and rear with lawns, patio, shed and external tap. There is driveway parking to the front.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.