



Sand Martin Avenue, Wesham, PR4 3FE

£300,000

EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in Wesham!



10 Sand Martin Avenue, Wesham, PR4 3FE

GROUND FLOOR

Lounge 14'7" x 11'9" (4.46 x 3.59m)

High quality wood effect laminate flooring with under-stair storage cupboard, curtains and blind

Kitchen/diner 13'7" x 17'3" (4.16 x 5.27m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, spotlighting and curtains. A range of fitted kitchen units, worktops and integrated appliances, including oven, hob, hood, dishwasher and fridge-freezer

Utility 6'11" x 6'3" (2.12 x 1.93m)

High quality wood effect laminate flooring with access to the rear garden and plumbing for washing machine

WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 11'5" x 10'9" (3.48 x 3.30m)

Carpet flooring with window to the rear elevation, curtains and fitted wardrobes

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting and heated towel rail

Bedroom 8'4" x 11'8" (2.56 x 3.58m)

Carpet flooring with window to the front elevation and blind

Bedroom 12'4" x 8'8" (3.76 x 2.66m)

Carpet flooring with window to the front elevation and curtains

Bedroom 7'2" x 11'0" (2.20 x 3.36m)

Carpet flooring with window to the rear elevation and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and spotlighting

EXTERNAL

Well presented and private rear garden, enclosed by panel fencing, laid to lawn and patio area. Large double driveway leading to a single integral garage with power & lighting.





