



48 Middleton Road,  
Whittington WS14 9NB

Downes & Daughters  
ESTATE AGENCY



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£319,950

A superb opportunity to acquire a three bedroom semi detached family home, in need of some internal updating, occupying a substantial and wonderfully sunny corner plot, with the added aesthetic benefit of appearing to be a detached home from its front elevation. Offered for sale with no onward chain and falling within the King Edward's catchment area, only moments away from canal walks, Noddington play park and a wide range of amenities in the centre of the village. Due to the large plot size the future potential, subject to relevant planning consents, is endless with the current accommodation comprising: Porch, entrance hallway, double aspect through living and dining room, kitchen opening in to a utility and a guest cloakroom on the ground floor and three bedrooms, all with built in wardrobes and a spacious shower room on the first floor. Externally the flexible corner plot provides private driveway parking, a single garage and beautifully presented front, side and rear gardens, drenched in sunlight.

Viewing is essential to appreciate the exceptional nature of this incredible home and its enviable position within this popular and family friendly estate.

#### GROUND FLOOR

Porch • Entrance Hallway With Storage • Guest Cloakroom • Double Aspect Through Living & Dining Room • Kitchen With Under Stairs Pantry • Utility Room

#### FIRST FLOOR

Gallery Landing With Loft Access • Bedroom One (built in wardrobe) • Bedroom Two (built in wardrobe) • Bedroom Three (built in wardrobe) • Spacious Modern Shower Room

#### OUTSIDE

Private Block Paved Driveway Offering 'Side By Side' Parking • Extensive Lawned Front & Side Gardens With Manicured Mature Shrubs & Trees • Single Garage • Gated Side Access • Wonderfully Private & Beautifully Presented Rear Garden • Patio Seating Area • Neat Lawn • Flourishing Established Borders

#### FURTHER INFORMATION

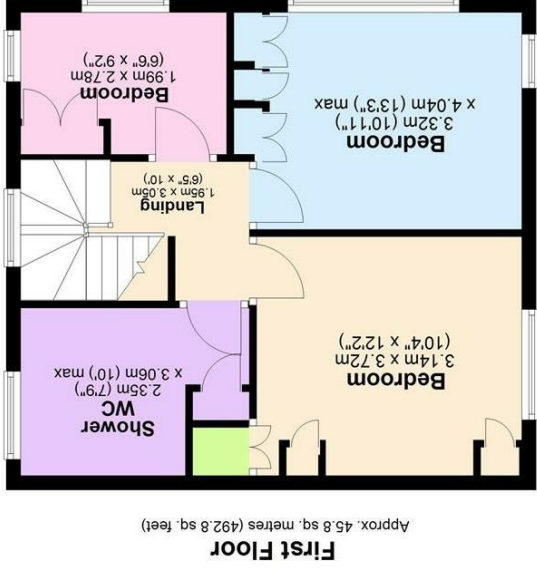
No Onward Chain • The Owners Are Currently In The Process Of Buying The Freehold • Council Tax Band ? • Energy Rating E • King Edward's Catchment Area • Upvc Double Glazing • All Mains Services • Warm Air Heating System









A pink tufted sofa is shown on the left, and a dog is on the right. The dog is a small, scruffy breed with grey and white fur, wearing a black collar with a tag. It is standing on a light green surface.

Total area: approx. 104.7 sq. metres (1127.3 sq. feet)

