

£257,000

Subject to contract





An excellent opportunity to purchase a newly refurbished and modernised semi-detached family house which is located in a popular and sought after residential area.

The property has the benefit of new windows, new Kitchen (with oven, hob and cooker hood etc), new Bathroom, replastering, rewiring, replumbing, new render, new garage, new central heating system, new carpets and light fittings.

An early internal inspection is strongly recommended in order to appreciate the extent of works throughout.

The accommodation briefly comprises Vestibule, Hall, Front Living Room, separate Rear Dining Room and fitted Kitchen (with oven, hob etc) to the ground floor. To the first floor there are three bedrooms and Bathroom/wc.

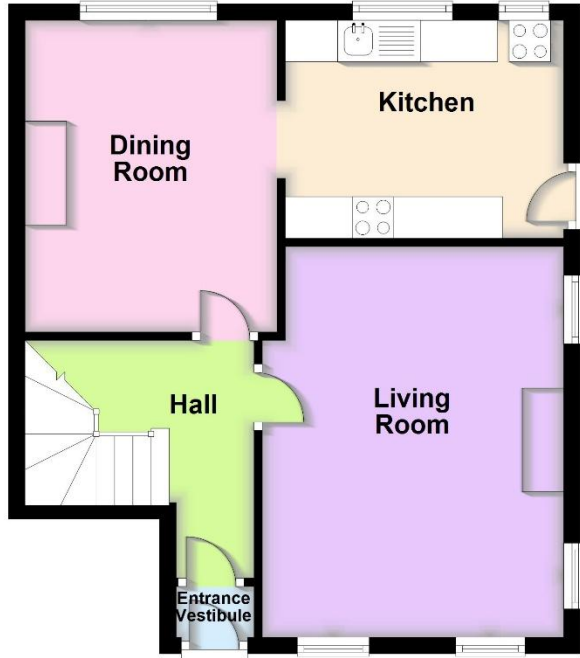
The property stands in gardens to the front, side and rear, the front incorporating a driveway leading to a new Garage. The side garden offers the potential for additional parking if required.

Beatty Road is located off Forest Road with local shops, schools and public transport facilities all readily accessible.



Ground Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



Total area: approx. 89.8 sq. metres (966.9 sq. feet)



Ground Floor:

Hall

Front Living Room - 4.67m x 3.63m (15'4" x 11'11") overall. Rear Dining Room - 3.73m x 3.05m (12'3" x 10'0")

Kitchen - 3.35m x 2.59m (11'0" x 8'6")

First Floor:

Landing

Rear Bedroom 1 - 3.76m x 3.4m (12'4" x 11'2") Rear Bedroom 2 - 3.78m x 3.05m (12'5" x 10'0")

Front Bedroom 3 - 3.53m x 2.18m (11'7" x 7'2")

Bathroom - 2.44m x 2.29m (8'0" x 7'6")

Outside: There are gardens to the front, side and rear of the property planned with lawns, borders and patio. The front garden incorporates a driveway leading to a new Garage of metal construction measuring 16' deep x 8' 8" wide internally.

The side garden offers to the potential for additional parking space if required.

Tenure: Freehold

Council Tax Banding:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

Mobile Phone Signal: Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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