

for sale

offers in the region of

£200,000



Brendon Garth Peterborough PE4 7UU

ANOTHER BEST SELLER! An established semi detached property in a cul de sac location. A perfect first time purchase or investment and **CHAIN FREE!** Call us to view 01733 579412



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Entrance Hall

half glazed patterned door into the entrance hall. Double radiator, staircase to first floor landing, coving to textured ceiling and door through to the lounge/diner.

Lounge / Diner

19' x 11' 5" (5.79m x 3.48m)

Double radiator, living flame gas fire with feature surround, TV point, coving to textured ceiling with ceiling centre rose and UPVC patio doors onto the rear garden. Door into kitchen.

Kitchen

12' 5" max x 7' 11" max (3.78m max x 2.41m max)

Comprising a range of fitted wall and base level units, worktops and a double drainer sink with taps over and tiled splashbacks. Cookerpoint, plumbing for washing machine, space for a half standing fridge or freezer and door into pantry. Double radiator, coving to textured ceiling, UPVC double glazed windows to front, side and door through to the side entrance.

Side Entrance

Coving to papered ceiling, fully glazed frosted door to the side and doors off onto the utility/storage room and WC.



Utility

9' 6" x 7' 10" (2.90m x 2.39m)

Power, smooth ceiling and a frosted UPVC double glazed window to the rear.

Cloakroom

Being fully tiled and comprising of a WC, textured ceiling and patterned UPVC double glazed window to the side.

First Floor Landing

Door into airing cupboard housing the cylinder water tank, with shelving above. Coving to textured ceiling with access to loft and doors off onto bedrooms and bathroom.

Bedroom One

14' 11" x 8' 10" (4.55m x 2.69m)

Radiator, coving to textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

10' 9" x 8' 3" plus recess (3.28m x 2.51m plus recess)

Radiator, two sets of double doors into fitted wardrobes with cupboards above and UPVC double glazed window to the rear

Bedroom Three

7' 8" x 6' 10" (2.34m x 2.08m)

Radiator, coving to textured ceiling and UPVC double glazed window to the front.

Bathroom

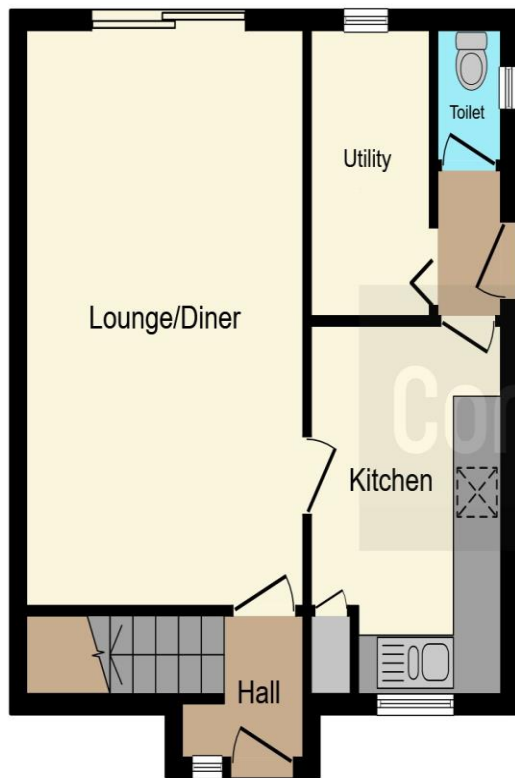
Being fully tiled and comprising of a three piece suite to include walk in bath with mixer tap and shower fitted over with shower rail. A wash hand basin with taps over and a WC. Radiator, textured ceiling and frosted UPVC double glazed window to the side.

Outside

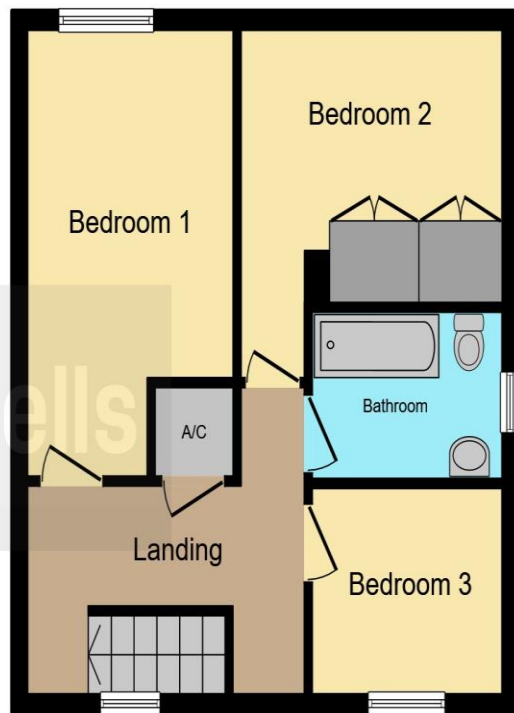
To the front of the property is a gravel ornamental front garden with a concrete path leading to the front door. Side gated access to the rear garden.

The rear garden is planted and ornamental with a raised paved patio area. Timber built shed and the garden is surrounded by a timber built fence with hedging to the rear.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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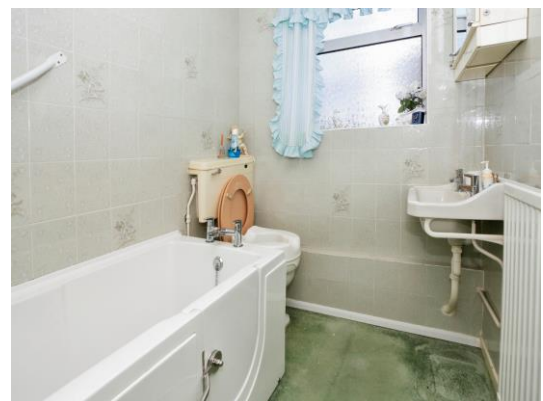
Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305438 - 0003

Tenure: Freehold

EPC Rating: D

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