

for sale

guide price **£200,000 - £210,000**



Mardale Gardens Peterborough PE4 7GD

GUIDE PRICE £200,000 - £210,000

A quality first home. You can't fail to be impressed by the quality interior of this lovely two-bedroom semi-detached property located on this popular street in Gunthorpe. Just a short walk from local amenities and schools. Call to book your viewing 01733 579412



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Entrance Hall

Half glazed frosted UPVC front door into the main entrance. Panel radiator, telephone point, ceramic tiled flooring, smooth ceiling, door through to the kitchen/diner and a walkway through into the kitchen.

Kitchen

8' 9" x 6' 8" (2.67m x 2.03m)

Being fully tiled and comprising a range of matching wall and base level units, worktops, single drainer sink with mixer tap over and tiled splashbacks. Built in oven, grill, four ring hob with extractor, plumbing for washing machine, space for a full standing fridge freezer, updated Worcester boiler, smooth ceiling and UPVC double glazed window to the front.

Lounge / Dining Room

16' 3" x 12' 6" inc staircase (4.95m x 3.81m inc staircase)

Panel radiator, TV point, LVT flooring, staircase to first floor landing, coving to smooth ceiling, UPVC window and a half glazed UPVC door into the rear garden.

First Floor Landing

Door into storage cupboard with slatted shelving, textured ceiling with loft access and smoke alarm. Doors off bedrooms and shower room.



Bedroom One

11' 3" x 9' 3" (3.43m x 2.82m)

Panel radiator, TV point, door into fitted wardrobe (with double hanging rail), coving to textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

11' 9" x 6' 7" (3.58m x 2.01m)

Panel radiator, TV point, coving to smooth ceiling and UPVC double glazed window to the front.

Shower Room

Recently refurbished, being fully tiled and comprising of a three piece suite to include a double length shower cubicle with sliding door and fitted with a mains fed shower, rainfall head and detachable hose. A wash hand basin with mixer tap which is set within a vanity unit to include the WC with concealed cistern and dual flush. Heated towel rail, smooth ceiling and a patterned UPVC double glazed window to the rear.

Outside

To the front of the property is a paved and gravel area providing off road parking. A paved path leads to the front door where there is a storm canopy porch and outside light and tap. Gated side access into the rear garden.

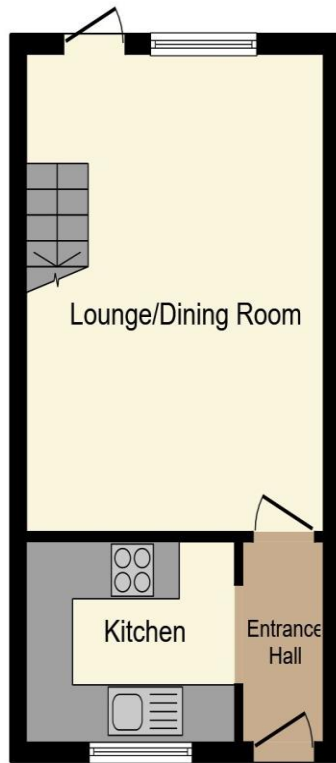
The rear garden is fully paved with a granite gravel ornamental area, mature and established planted side borders. Outside sensor security light, external plug socket. A courtesy door into the garage. The garden is surrounded by brick wall and timber built fence.

Behind the garden there is a gravel driveway providing off road parking which in turn leads to the single garage.

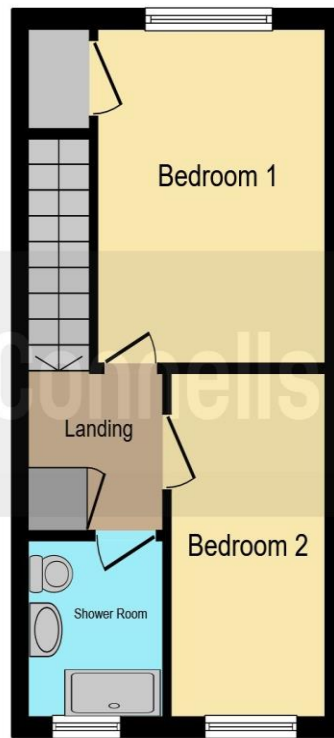
Garage

Single garage with metal up and over door. Power and lighting connected.

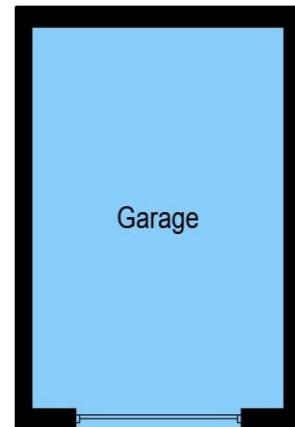




Ground Floor



First Floor



Garage

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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Property Ref: WRN305604 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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