

for sale

£210,000



Pennine Way PETERBOROUGH PE4 7TA

ANOTHER BEST SELLER!

You can't fail to be impressed by this three bedroom semi detached home occupying a fantastic plot and being offered for sale with **NO ONWARD CHAIN** in the sought after area of Gunthorpe. Call our sales team on 01733 579412 and be one of the first to view



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Entrance Hall

UPVC double glazed door with a patterned UPVC double glazed window to one side into the entrance hall. Radiator, telephone point, staircase to first floor landing, coving to textured ceiling and door off onto the lounge/diner.

Lounge / Diner

19' x 11' 6" (5.79m x 3.51m)

Two double radiators, TV point, picture rail, coving to textured ceiling and UPVC double glazed patio doors into the rear garden. Door into kitchen/breakfast room.

Kitchen/Breakfast Room

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

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over and tiled splashbacks, Built in oven, grill, four ring hob with stainless steel splashback and extractor. Plumbing for washing machine, gas boiler servicing the hot water and central heating system, double radiator, laminate flooring, textured ceiling and UPVC double glazed windows to side and front. Door into side entrance/utility.



Side Entrance/Utility

9' 5" x 4' 8" plus recess (2.87m x 1.42m plus recess)

Matching wall and base level units, space for two free standing appliances, laminate flooring continuous from the kitchen, smooth ceiling, UPVC double glazed window to the rear, half glazed patterned UPVC door to the side and a door into the cloakroom.

Cloakroom

Comprising of a WC with laminate flooring, smooth ceiling and patterned UPVC double glazed window to the side.

First Floor Landing

Door into an airing cupboard housing the cylinder water tank, coving to textured ceiling with access to loft, UPVC double glazed window to the front and doors off onto bedrooms and bathroom.

Bedroom One

14' 11" x 8' 8" (4.55m x 2.64m)

Radiator, TV point, range of fitted wardrobes, cupboards and matching headboard, coving to textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

10' 10" x 9' 5" plus door recess (3.30m x 2.87m plus door recess)

Double radiator, Mitsubishi heavy duty air conditioning unit, coving to textured ceiling and a UPVC double glazed window to the rear.

Bedroom Three

7' 8" x 6' 9" (2.34m x 2.06m)

Double radiator, textured ceiling and UPVC double glazed window to the front.

Bathroom

Comprising a three piece suite to include a bath with mixer tap, electric shower over with shower rail, a wash hand basin with taps over and tiled splashbacks plus a WC. Radiator, smooth ceiling with extractor and a patterned UPVC double glazed window to the rear.

Outside

To the front of the property there is a gravel ornamental garden which could be used as additional parking. The driveway provides off road parking with a concrete path leading to the front door. Side gated access to the side/rear of the property.

Door into brick built outbuilding. The rear garden is laid to lawn with a paved patio area. A paved path leads to the rear of the garden where there is a gravel ornamental area. The garden is surrounded by a timber built fence with views of the local park.





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: WRN304885 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: A

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