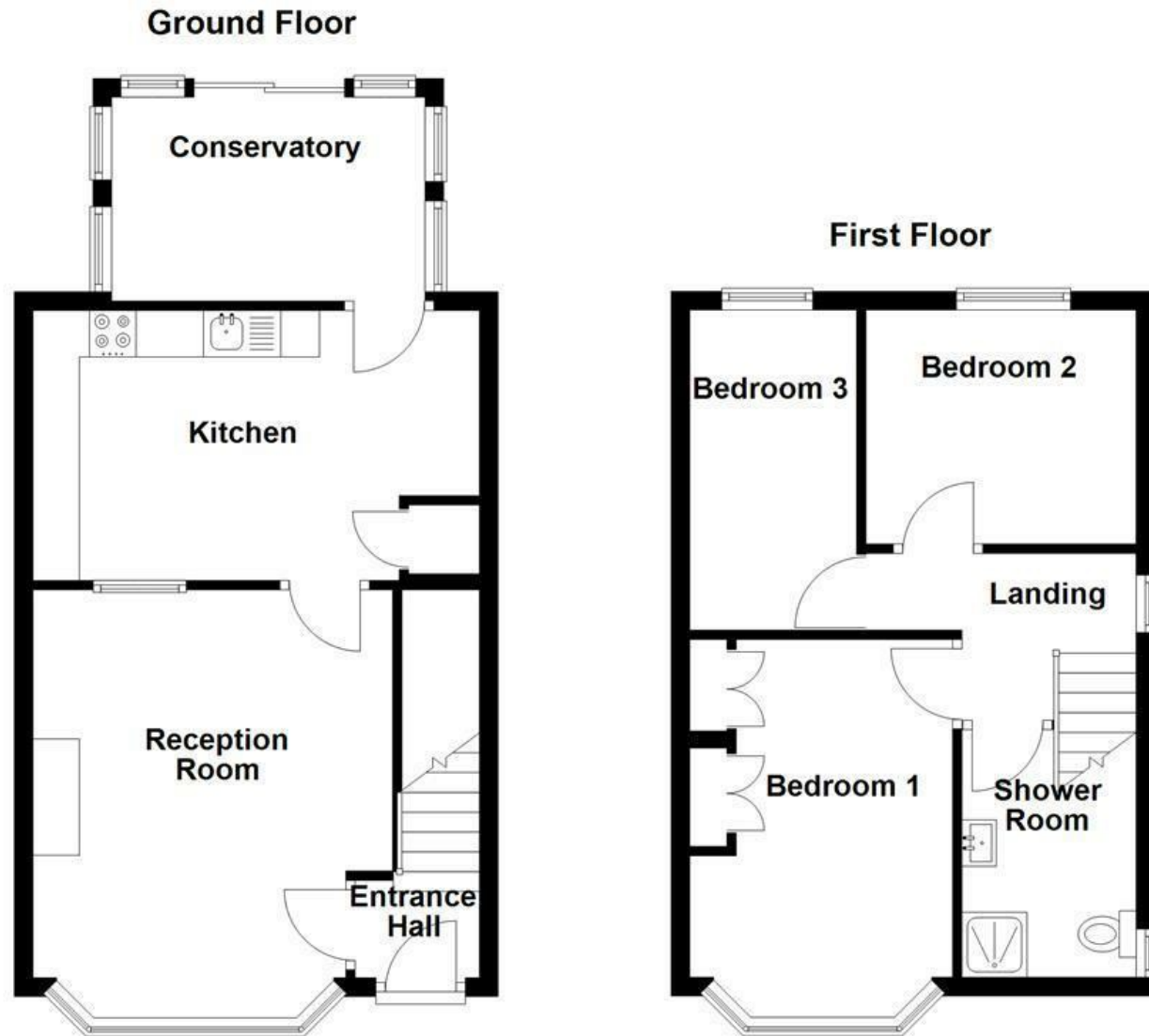




Saint Marks Road, BB2 6TB

Offers Over £125,000

THREE BEDROOM SEMI DETACHED PROPERTY BURSTING WITH POTENTIAL

Located on the desirable St. Marks Road, this charming three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts a spacious lounge, perfect for relaxation and entertaining, which seamlessly flows into a generously sized kitchen. This well-designed kitchen leads to a bright conservatory, creating a delightful space filled with natural light, ideal for enjoying your morning coffee or hosting gatherings.

The rear garden is a standout feature, offering ample space for outdoor activities, gardening, or simply unwinding in a tranquil setting. Additionally, the property includes a driveway for off-road parking, along with a detached garage, providing convenient storage solutions and further enhancing the practicality of this home.

The shower room adds to the functionality of the property, catering to the needs of modern living. Situated in a sought-after location, this house is bursting with potential, making it an excellent choice for those looking to personalise their new home.

With its combination of space, light, and a fantastic garden, this property is not to be missed. Whether you are a first-time buyer or seeking a family home, this residence offers a wonderful opportunity to create lasting memories in a vibrant community.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  2  D

- Tenure Rentcharge
 - Off Road Parking With Driveway And Access To Garage
 - Ideal Family Home Or Investment Opportunity
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Three Well Proportioned Bedrooms
 - Ample Garden Space
- EPC Rating D
 - Bursting With Potential
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite frosted door to entrance hall.

Entrance Hall

4'5 x 3'5 (1.35m x 1.04m)

Coving, smoke alarm, dado rail, stairs to first floor and door to reception room.

Reception Room

13'8 x 12'8 (4.17m x 3.86m)

UPVC double glazed bay window, central heating radiator, coving, two feature wall lights, electric fire with brick surround and door to kitchen.

Kitchen

15'9 x 9'6 (4.80m x 2.90m)

UPVC double glazed window, central heating radiator, storage, hardwood frosted door to conservatory, panel wall and base units, granite effect laminate work top, stainless steel sink and drainer with mixer tap, integrated double oven, four ring gas hob, plumbed for washing machine, space for fridge freezer, coving, wood effect laminate flooring and hardwood single glazed frosted window.

Conservatory

11'2 x 7'2 (3.40m x 2.18m)

Two UPVC double glazed windows, UPVC frosted windows, polycarbonate roof, UPVC sliding door to rear and tiled floor.

First Floor

Landing

9'11 x 6'8 (3.02m x 2.03m)

UPVC frosted window, smoke alarm, coving, loft access, dado rail, doors to three bedrooms and shower room.

Bedroom One

13'11 x 7'10 (4.24m x 2.39m)

UPVC double glazed bay window, central heating radiator, coving and storage.

Bedroom Two

9'8 x 8'1 (2.95m x 2.46m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

11'1 x 5'10 (3.38m x 1.78m)

UPVC double glazed window, central heating radiator, storage and coving.

Shower Room

8'9 x 6' (2.67m x 1.83m)

UPVC frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, enclosed electric feed shower, part PVC and part tiled elevation, wood clad to ceiling and wood effect flooring.

External

Tel: 01254916276



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