



£135,000

Energy Rating :



13 Ontario Crescent

Description

Residing on a fantastic corner plot is this much-loved & superbly well-presented 3 bedroom semi-detached home. This lovely home benefits from many improvements over the past years from the addition of solar panels to a converted outhouse which now works much more practically as a utility room and detached garage. Simply put there is plenty out of the ordinary to mention therefore viewing is strongly advised! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, living room, open plan kitchen/dining area and utility room. To the first floor; two well-balanced bedrooms, the family bathroom/WC and bedroom 3. Externally; double width driveway, detached garage and gardens to the front, side & rear.

ACCOMMODATION

Entrance Hall

Composite entrance door to the front, uPVC double glazed window to the side, double radiator, stylish laminate flooring, down lights, attractive spindle staircase to the first floor, useful meter cupboard, dado rail and decorative ceiling coving.

Living Room 14' 6" x 10' 10" (4.42m x 3.30m)

uPVC double glazed window to the front, double radiator, feature recess housing a log burner stove with stone hearth and oak surround, decorative ceiling coving and stylish laminate flooring.

Open Plan Kitchen/Dining Area 9' 11" x 21' 3" (3.02m x 6.47m)

Range of wall and base units incorporating drawers, laminate worktops and complimenting tile splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a dishwasher, gas cooker point with cooker hood over, single radiator, towel radiator, uPVC double glazed entrance door to the side, uPVC double glazed window and entrance door to the rear, tiled flooring, decorative ceiling coving and down lights.

Utility Area 12' 7" x 8' 5" (3.83m x 2.56m) MAX

Barn style uPVC double glazed entrance door to the rear, uPVC double glazed entrance door to the front, useful storage cupboard which houses the gas central heating boiler, space for an upright fridge freezer, plumbing for an automatic washing machine and adequate ventilation for a tumble dryer.

FIRST FLOOR

Landing Area

uPVC double glazed window to the side, attractive spindle balustrade and access to a fully boarded loft space via a retractable ladder with power and light. Dado rail, decorative ceiling coving and a further useful storage cupboard.

Master Bedroom 13' 3" x 11' 11" (4.04m x 3.63m)

uPVC double glazed window to the front, single radiator, laminate flooring and decorative ceiling coving.

Bedroom 2 14' 8" x 8' 2" (4.47m x 2.49m)

uPVC double glazed window to the rear, double radiator, useful storage cupboard, stylish LVT flooring and decorative ceiling coving.

Bedroom 3 7' 10" x 9' 2" (2.39m x 2.79m)

uPVC double glazed window to the front and decorative ceiling coving.

Family Bathroom 6' 4" x 5' 6" (1.93m x 1.68m)

White suite comprising of a panelled bath with overhead shower and shower screen, pedestal wash hand basin, low flush WC, white towel radiator, tile surrounds and flooring, PVC clad ceiling with down lights and a uPVC double glazed window to the rear.

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EXTERNALLY

Double Width Driveway

Leading to the detached garage and offers ample off street parking.

Detached Garage 8' 4" x 17' 6" (2.54m x 5.33m)

Larger than average garage with up and over door, power and light.

Gardens

Front has been designed for low maintenance and to amplify off street parking being mainly laid to pebbled areas with block paved footpaths and attractive boarders of shrubs and plants. The front further boasts a log store and security lighting while the rear enjoys a fantastic degree of privacy beginning with a block paved patio with pebbled foot paths, two lawns, garden shed, outside tap and security lighting.

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

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Viewing Arrangements

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