



Botany Bay Close, Aqueduct,
Telford



£160,000. No Upward Chain

- Spacious Terraced House
- Quiet Location
- Lounge
- Kitchen / Diner
- Three Bedrooms
- Guest Cloakroom / Utility
- Freehold
- EPC Rating TBC



Goodchilds are pleased to present this three bedroom terraced house in Botany Bay Close, Aqueduct. Set in a quiet cul-de-sac off of the main close, with ample parking to the front, lounge, kitchen, three spacious bedrooms, W/C / Utility space, family bathroom and private rear garden. Offering excellent value for money and a place where you can add your own stamp. For more information please call us on 01952 701019.

Entrance Hall

As you arrive in the entrance hall you enter into the hallway. Giving through access to the lounge.

Lounge 5.1m x 4.1m

A really spacious lounge with lots of space for furnishings, window to the front aspect, heating radiator, tv and socket points.

Utility/WC 2.2m x 1.3m

One handy addition to this property is the spacious guest cloakroom which doubles as a Utility. Having a close coupled toilet, plumbing and provisions for appliances, heating radiator and window to the rear elevation.



Kitchen / Dining Room 4.1m x 3.6m

A pleasant kitchen / diner having a range of fitted wall and base units with roll top surfaces over, sink and drainer, plumbing and provisions for appliances, integral oven, hob and extractor, space for dining furniture and door to the rear garden.

First Floor Landing

Stairs climb from the hallway to the first floor landing giving access to the bedrooms and family bathroom.

Bedroom One 4.1m x 2.9m

A generous bedroom having a window to the front elevation and heating radiator.

Bedroom Two 3.5m x 3.2m

Having a window to the rear elevation and heating radiator.

Bedroom Three 3.2m x 2.2m

Having a window to the front elevation and heating radiator.

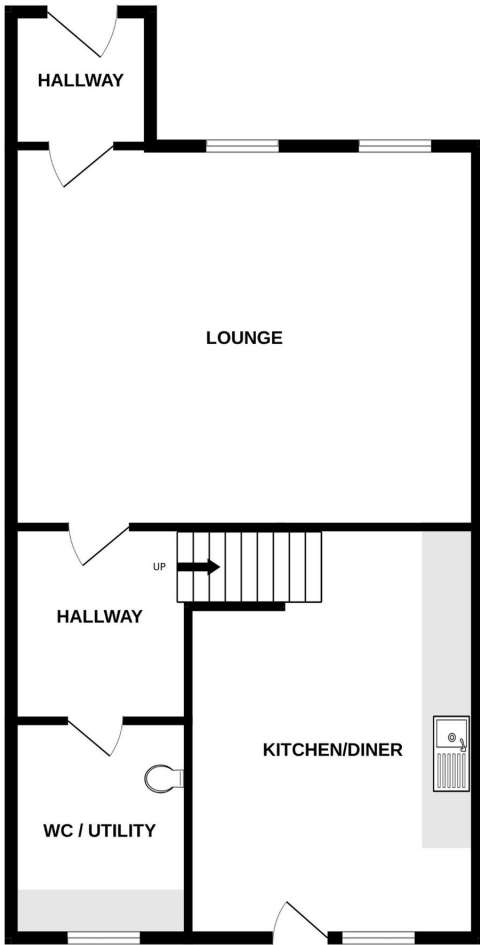
Bathroom

Comprising of a three piece suite including a panel bath with shower over, toilet and wash basin. With complimentary tiling and a window to the rear elevation.

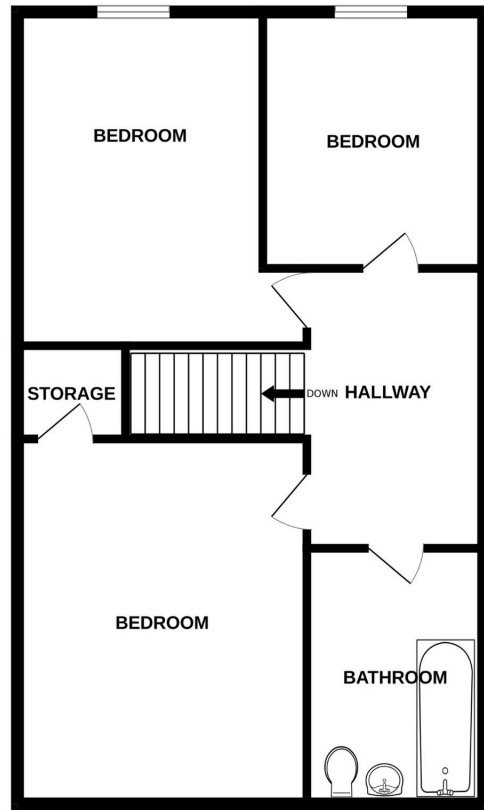
Outside

To the rear of the property is a garden laid to lawn and artificial lawn with a patio area and pathway leading to the rear gate. Finished with enclosed fencing.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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