

£225,000

Delaney Drive, Parkhall, ST3



- Lovely semi detached house
- Three bedrooms
- Sought after locality
- Gas central heating
- uPVC double glazing
- Ample off road parking
- Detached garage
- Conservatory
- No upward chain!

A wonderful three bed semi detached house offering excellent family accommodation in a pleasant residential locality. The home has a good size enclosed garden which backs on to mature woodlands. A brick block driveway provides additional parking and leads to a detached garage. The generously proportioned accommodation features three good size bedrooms and conservatory. An ideal home to accommodate you and your growing family! To be sold with immediate vacant possession! Viewing is highly recommended!

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HALLWAY

Composite door, fitted carpet, uPVC double glazing, central heating radiator.

LOUNGE

15'9" x 11'1" (4.80m x 3.38m)

uPVC bow window, fitted carpet, fireplace with electric fire, central heating radiator.

KITCHEN

14'4" x 7'10" (4.37m x 2.39m)

Stainless steel bowl sink with cupboards below, base and wall storage units, working surfaces. Gas central heating boiler (combi). Integrated four ring electric hob with electric oven.

Integrated microwave and dishwasher. Tiled floor, uPVC double glazing, central heating radiator, under stairs store, Patio door to conservatory.

CONSERVATORY

9'0" x 8'1" (2.74m x 2.46m)

uPVC double glazing, tiled floor, central heating radiator.

FIRST FLOOR

LANDING

Fitted carpet to stairs and landing, uPVC double glazing, store cupboard, central heating radiator. Access to loft via retractable ladder. The loft is boarded and has lighting.

BEDROOM ONE

12'6" x 8'1" (3.81m x 2.46m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

BEDROOM TWO

9'2" x 8'1" (2.79m x 2.46m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

BEDROOM THREE

9'4" x 6'2" (2.84m x 1.88m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted storage.

SHOWER ROOM/WC

6'0" x 5'9" (1.83m x 1.75m)

Shower cubicle, low level WC, vanity wash hand basin, uPVC double glazing, central heating towel radiator, PVC panelling to walls, vinyl tiling to floor.

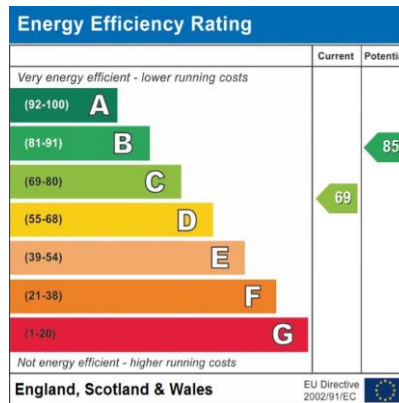
EXTERNALLY

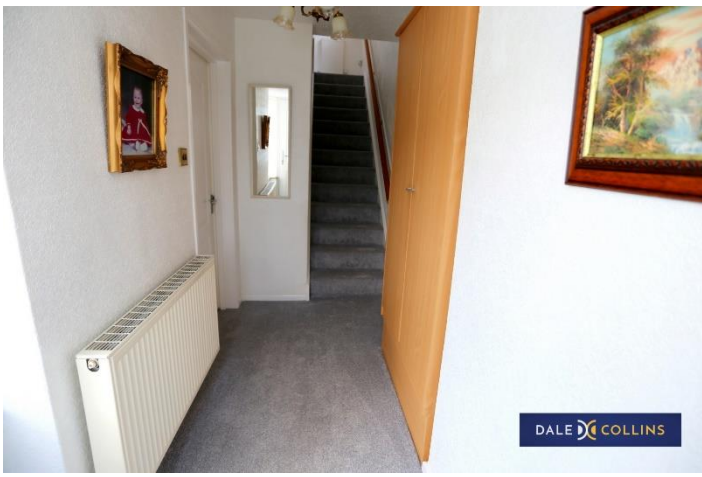
Front garden adjoined by a brick block driveway leading to a detached garage. Lovely enclosed rear garden backing onto Woodland featuring paved patio, lawn, borders, external cold water supply and external power sockets.

DETACHED GARAGE

19'10" x 9'2" (6.05m x 2.79m)

Electric roller shutter door, power and lighting.





DALE COLLINS



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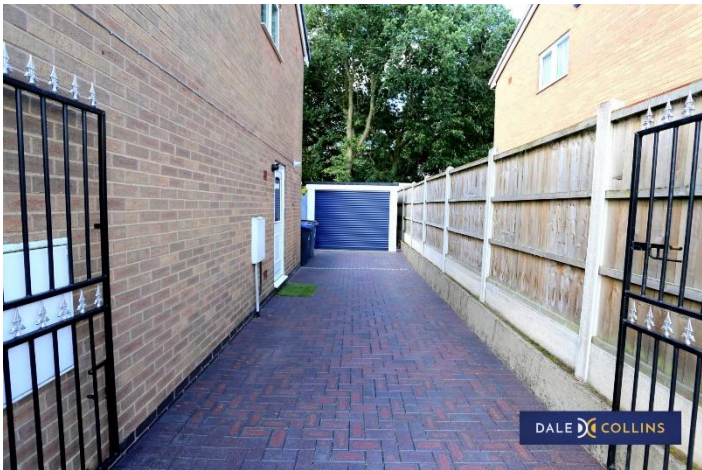
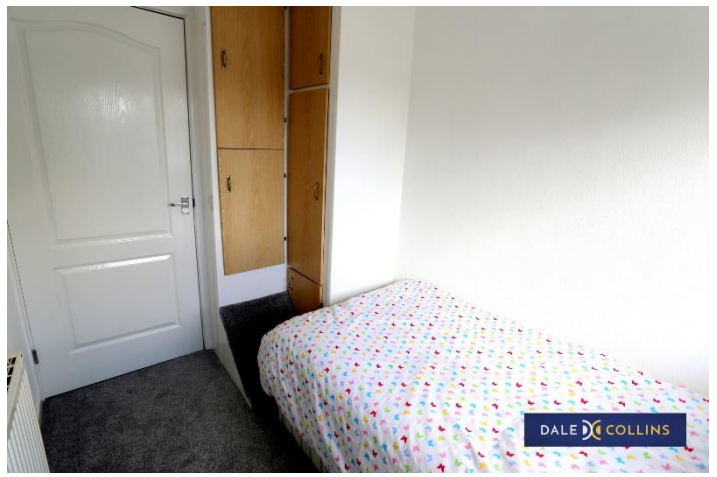


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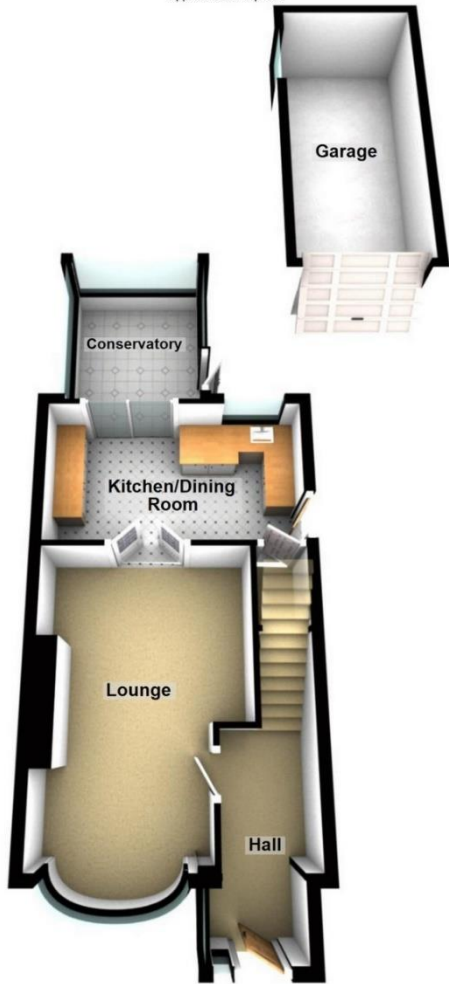






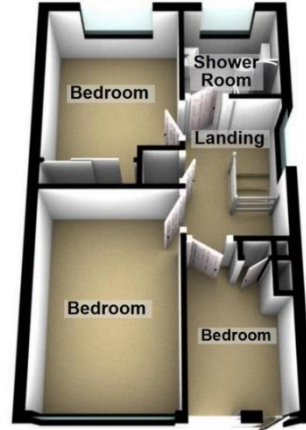
Ground Floor

Approx. 602.7 sq. feet



First Floor

Approx. 343.2 sq. feet

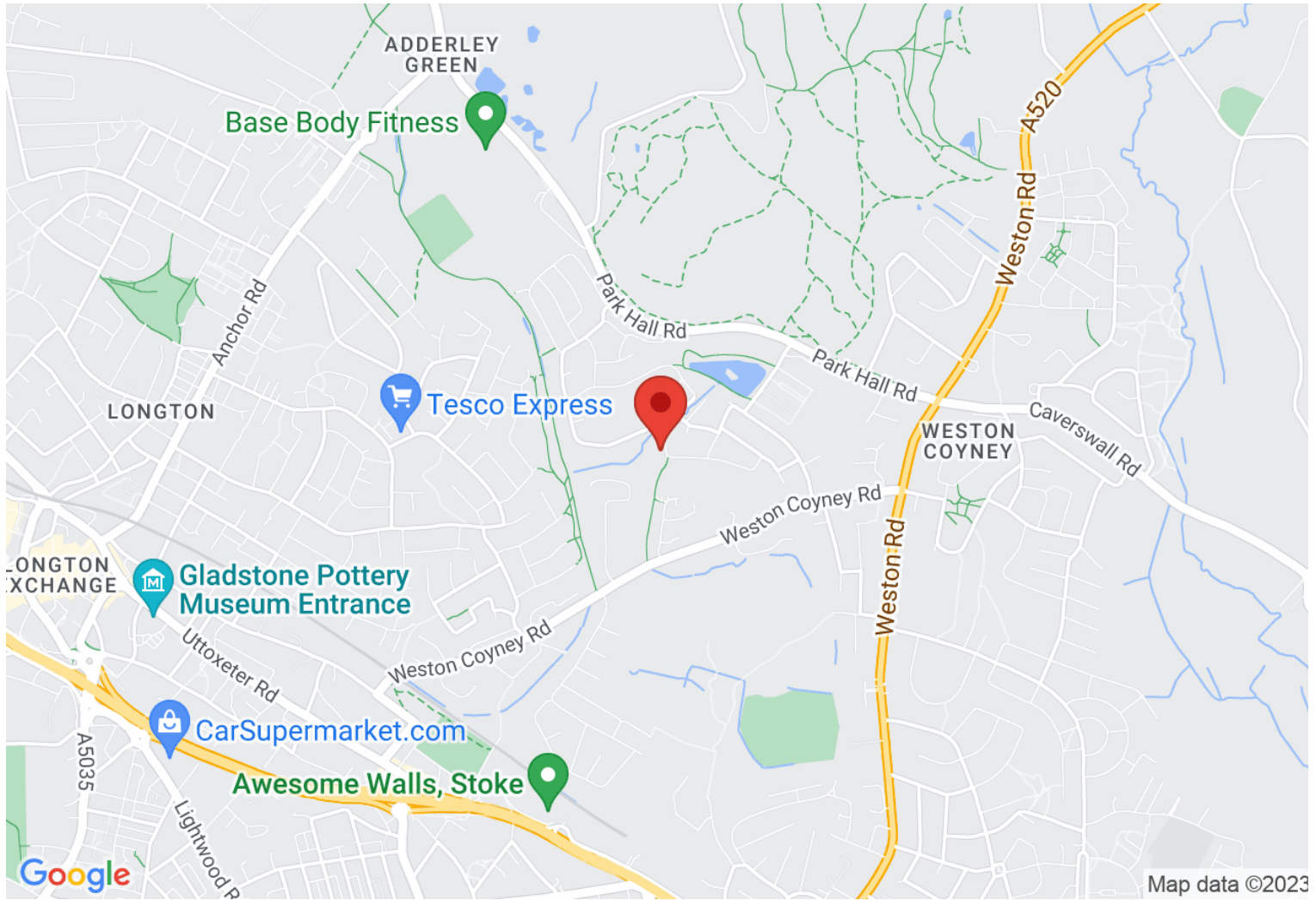


Total area: approx. 945.9 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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