

£1,150 per month

Valerian Way, Meir Park, ST3 7YY



- BEAUTIFUL END TOWN HOUSE
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN-DINER
- LOUNGE OVERLOOKING GARDEN
- LUXURY BATHROOM
- ELECTRIC HEATING
- GARAGE & DRIVEWAY PARKING
- PRIVATE REAR GARDEN
- SORRY NO PETS

FULLY REFRESHED - THIS LOVELY MEIR PARK TOWN HOUSE OFFERS THREE DOUBLE BEDROOMS, NEW DECOR, NEW FLOORING AND MODERN FIXTURES & FITTINGS. Quiet cul-de-sac location in the popular Meir Park estate, close to the A50, local shops, schools and bus routes. Sorry no pets.

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ENTRANCE PORCH

Entrance into the property is via the front UPVC door into a useful porch area. Half-brick and half-double glazed, the porch has a tiled floor and space for shoes and boots. Inner front door into the main accommodation.

DINING KITCHEN

Lovely dining-kitchen with a range of fitted wall and base units, composite sink and drainer, space and plumbing for washing machine. Space for dining table and chairs. Twin cavity electric oven, electric hob with extractor. Space for tall fridge-freezer. Lovely new wood-effect flooring in pale grey & stone colour. UPVC double glazed window overlooking the front of the property and the quiet cul-de-sac beyond. Doorway through to the lounge.

LOUNGE

Lovely new decor and new carpet, the spacious lounge has UPVC double glazed French doors opening out on to the new, paved patio area. Wall mounted electric fire, wall mounted electric heater. Stairs off to the first floor accommodation. UPVC double glazed window.

STAIRS AND LANDING

Stairs rise up from the ground floor lounge, to the first floor landing with doors off to the three bedrooms and family bathroom. Airing cupboard housing hot water tank.

BEDROOM ONE

Large double room with new decor, new fitted carpet, UPVC double glazed window and wall mounted electric heater. Lovely views over the rear garden.

BEDROOM TWO

A second double room with windows overlooking both the front and rear of the property. New decor and new fitted carpet, wall mounted electric heater, UPVC double glazed windows.

BEDROOM THREE

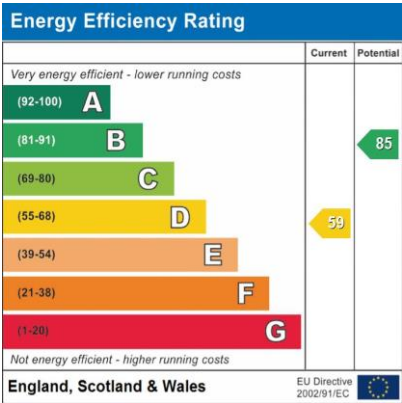
A third double room, with new decor, new fitted carpet, wall mounted electric heater and UVPC double glazed window overlooking the front garden and beyond to the cul-de-sac.

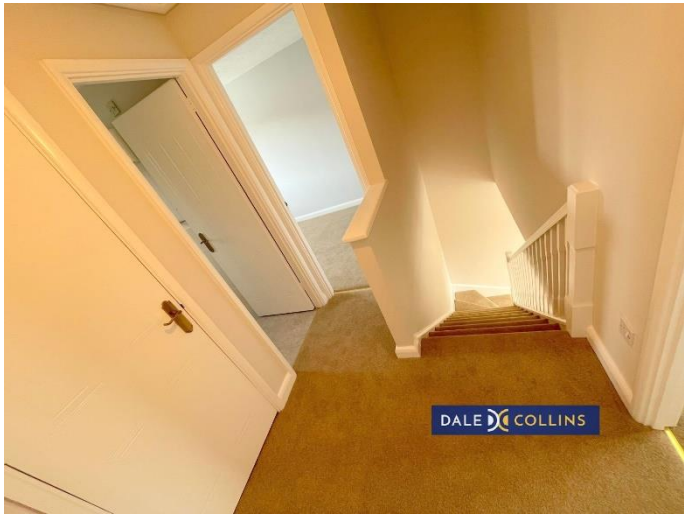
FAMILY BATHROOM

Modern and compact, with p-shaped bath with shower above, glass screen, wash hand basin and wc set in vanity unit. Extractor fan, part-tiled walls, vinyl flooring.

OUTSIDE AREAS

The property has a pretty front garden area, with driveway that can accommodate two vehicles with ease. Up-&-Over garage door, with rear garage door opening on to the rear patio and garden, which is currently undergoing some landscaping, with new patio, levelled garden that is mainly turfed, and new timber fences.







Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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