



5 Copper Beech Way, Colburn, DL9 4UY  
Offers over £95,000





## ENTRANCE RECEPTION

UPVC door leading to entrance reception with UPVC window to front. Stairs to first floor, central heating radiator, under stairs storage cupboard and doors to lounge and kitchen.

## LOUNGE 5.774 x 2.810 (18'11" x 9'2")

UPVC window to front and rear. Central heating radiator, picture rail, TV, telephone and Sky points.

## KITCHEN 3.621 x 2.236 (11'10" x 7'4")

One and half sink unit fed by mixer flexi tap, fitted with an attractive range of base and wall units with contrasting work top surfaces, tiling to splash areas. Ceramic hob with below oven and above extractor hood and stainless steel splash back. Plumbing for automatic washer and space for fridge/freezer. UPVC window and door to rear.

## FIRST FLOOR LANDING

Loft hatch, doors to bedrooms and family bathroom/w.c.

## BEDROOM 1 4.208 max x 2.779 (13'9" max x 9'1")

UPVC window to front, central heating radiator, built in wardrobes with shelves and rail. Built in cupboard housing cylinder tank.

## BEDROOM 2 3.251 x 2.913 (10'7" x 9'6")

UPVC window to rear, central heating radiator.

## FAMILY BATHROOM/W.C

Three piece white suite comprising; panelled bath with shower screen and above shower, pedestal hand basin, low level w.c, tiling to part walls, central heating radiator, extractor fan and UPVC window to rear.

## EXTERNALLY

To the front is a gate and fence leading to a path to the front door.

There is a covered hard standing area to the rear with paved and gravelled bed areas and a storage shed.

