



Bradshaw's are delighted to offer this well presented three bedroom family home. The property boasts, entrance hall, lounge, dining room, fitted kitchen with some white good included. On the first floor there are three good sized bedrooms and a family bathroom. Enclosed rear garden, pedestrianised area to the front with with easy to manage front garden. Good local school catchments and local amenities. Easy access to the M1. Available early November (subject to satisfactory referencing)

ENTRANCE HALL

Upvc door and double glazed window to the front aspect. Wood laminate flooring, carpeted stairs rising to the first floor accommodation, radiator. Door leading to the lounge, door leading to the dining area. Under stair storage cupboard.

LOUNGE

12'7" x 12'0 (3.84m x 3.66m)
Double glazed window to the front, wood laminate flooring, radiator.

DINING ROOM

18'11" x 10'0 (5.77m x 3.05m)
Double glazed sliding patio doors leading to the rear garden, wood laminate flooring, radiator, door to the entrance hall, door to the kitchen, archway to the lounge.

KITCHEN

12'2" x 8'6 (3.71m x 2.59m)
Fitted with a range of matching wall, drawer and base level units with work top surfaces over. Single drainer sink unit, wood laminate flooring, Indesit dish washer, Samsung fridge/freezer, and free standing cooker, double glazed rear aspect window. Utility lobby with washing machine as fitted. Double glazed door to garden.

LANDING

Providing access to all first floor accommodation with fitted carpet, storage cupboard.

BEDROOM ONE

12'3" x 9'4 (3.73m x 2.84m)
Double glazed front aspect window, fitted carpet, radiator.

BEDROOM TWO

11'0" x 10'0 (3.35m x 3.05m)
Double glazed rear aspect window, fitted carpet, radiator.

BEDROOM THREE

9'4" x 9'0 (2.84m x 2.74m)
Double glazed front aspect window, built in cupboard, hatch to loft space, fitted carpet, radiator.

BATHROOM

Fitted to comprise a panelled bath with mixer taps and shower attachment over, low level w/c, pedestal wash hand basin, fully tiled walls, double glazed rear aspect window, radiator.

TO THE FRONT

Small garden area laid to lawn.

REAR GARDEN

A good sized garden with a patio area adjacent to the immediate rear of the house. The remainder being laid to lawn with boundary fencing. Outside tap. Gated access to the rear. Garden shed.

REFERENCING

All tenancies are subject to satisfactory referencing.

DISCLAIMER - WARREN

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

