



27 LONGTON ROAD, KIRK SANDALL, DN3 1PW

- A particularly spacious **4 Bedroomed** semi-detached house which has been considerably extended • Ground floor including Lounge and Dining Area, separate Sitting Room (extension), extended Kitchen, Shower Room (w.c.) and Fourth Bedroom or Study • First floor with 3 Bedrooms and Bathroom • Off street car parking, pleasant enclosed rear patio garden •

- **Gas Fired Central Heating and PVCu double glazing.**
- **Well regarded area convenient for all usual facilities with access to the motorway network.**
- **INSPECTION HIGHLY RECOMMENDED.**

ACCOMMODATION

(all measurements are approx. only and given to one decimal point)

Ground floor

ENTRANCE HALL with 1 radiator, laminate floor covering and understairs cupboard.

LOUNGE (about 4m x 3.5m) and **DINING AREA** (about 2.7m x 2.3m) with 1 radiator and laminate floor covering.

SITTING ROOM EXTENSION (about 4.2m x 3.5m) with 2 radiators, laminate floor covering, PVCu double glazed French doors leading to the rear garden.

EXTENDED KITCHEN AND SHOWER ROOM (about 5.2m overall x 4m) including extensive range of base cupboards, work surfaces, sink unit with mixer tap, wall mounted cupboards (some with glazed doors), fitted breakfast table, plumbing for washer, dryer and dish washer. 2 radiators and laminate flooring.

SHOWER ROOM with shower cubicle, wash basin and w.c. 1 radiator.

GROUND FLOOR BEDROOM FOUR OR STUDY (about 4.2m x 2.1m) with laminate flooring and 1 radiator.

First floor

BEDROOM 1 (about 3.6m x 3.3m) with 1 radiator and laminate flooring.

BEDROOM 2 (about 3.4m x 3.1m) with 1 radiator and laminate flooring.

BEDROOM 3 (about 2.7m x 2m) with 1 radiator and laminate flooring.

BATHROOM (about 2.1m X 1.7m) with bath(shower over), wash basin and w.c. Part tiled walls, tiled floor and ladder style radiator.

OUTSIDE

Front garden and off street car parking space.

Pleasant fully enclosed rear patio garden with shrubs and bushes, etc.

External lighting, water supply and electrical supply.

SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas fired central heating to radiators from boiler in the roof void

COUNCIL TAX

Band B (on-line enquiry)

TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter – 01302 360141.



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