

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

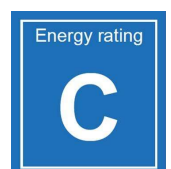


13 ST MARY'S CRESCENT, SWINTON, S64 8QL

- A popular style of 3 Bedroom Semi-Detached House • Large Dining Kitchen • Gas Central Heating
- PVCu Double Glazing • Garage • Modern Kitchen and Bathroom fittings • Convenient location • Available with immediate possession •



£185,000



A traditional 1950s built Semi-Detached House being well situated within easy access of local facilities and including:

- **Good sized Lounge with bay window.**
- **Large dining Kitchen.**
- **3 Bedrooms.**
- **Bathroom including shower cubicle.**
- **Separate Toilet.**
- **Driveway parking.**
- **Garage.**

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with double glazed external door, radiator and understairs storage cupboard.

LOUNGE (about 4.5m x 4.0m) with front bay window, radiator and stone effect fireplace with coal effect gas fire.

DINING KITCHEN (about 6.0m x 3.40m) including base and wall cabinets, work tops, stainless steel sink, integrated single oven with 4 ring gas hob. Plumbing for washer and dryer, space for fridge, built-in dishwasher and tiled flooring to kitchen area. Radiator, PVCu double glazed external door and patio doors off the dining area.

First floor

LANDING

FRONT BEDROOM (about 3.86m x 3.27m) with radiator.

REAR BEDROOM (about 3.34m x 3.31m) with radiator.

BEDROOM 3 (about 2.97m x 2.70m) with radiator.

BATHROOM (about 2.52m x 1.65m) being fully tiled to walls and including bath, cabinet wash basin and shower cubicle. Tiled flooring and towel rail.

TOILET part tiled with tiled flooring, w.c., and wash basin.

OUTSIDE

Front garden with side driveway to the:

Detached brick Garage.

Good sized enclosed rear garden.

SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas fired central heating to radiators.

COUNCIL TAX

Band B.

TENURE

Freehold.

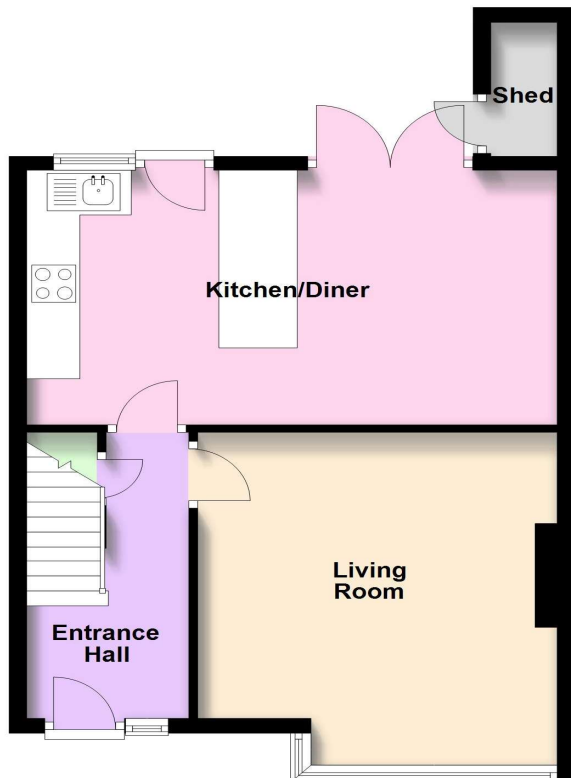
VIEWING

Strictly by prior appointment through Grice & Hunter 01302 360141.



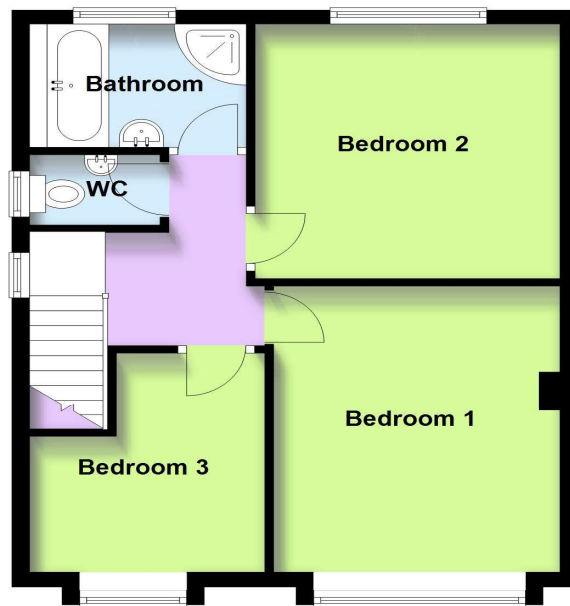
Ground Floor

Approx. 47.6 sq. metres (512.1 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 92.8 sq. metres (998.5 sq. feet)

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