



## South Rise, ##Invalid £440,000

- Traditional Semi-Detached
- Two Separate Reception Rooms
- Three Good Size Bedrooms
- Superb Rear Garden
- Garage and No Chain
- EPC Rating: C



 3  1  2



## About the property

A superb opportunity to purchase a three bedroom traditional semi-detached home situated at the head of a small and quiet cul-de-sac with a lovely private and sunny rear garden, driveway, garage and no ongoing chain.





## Accommodation

### Porch

Double glazed door, tiled floor.

### Entrance Hall

Stairs to the first floor, full height large cloakroom cupboard which offers ample storage, parquet flooring.

### Cloakroom

Double glazed window, low level w.c., wash hand basin, fitted carpet.

### Lounge

13' 9" into bay x 12' ( 4.19m into bay x 3.66m )  
Double glazed bay window to front, wall mounted electric fire, radiator, fitted carpet, parquet flooring.

### Dining Room

12' 9" x 12' 1" max ( 3.89m x 3.68m max )  
Double glazed sliding doors to the rear garden, radiator, fitted carpet, parquet flooring, serving hatch to kitchen.

### Kitchen

10' 11" x 9' 11" ( 3.33m x 3.02m )  
Double glazed window to rear, fitted wall and base units, inset stainless steel sink unit with mixer tap and drainer, plumbing for washing machine. Radiator, vinyl flooring, walk in shelved pantry and door to side porch.

### Side Porch

undercover storage area adjoining the garage, vinyl flooring, access to the garage, double glazed doors to the front and rear.

### Landing

Double glazed window, loft access, fitted carpet, coving to ceiling.

### Bedroom One

12' 2" x 12' 1" max ( 3.71m x 3.68m max )  
Double glazed window, fitted wardrobe, radiator, fitted carpet, coving to ceiling.

### Bedroom Two

12' 7" x 11' 1" ( 3.84m x 3.38m )  
Double glazed window to rear garden, fitted wardrobes, airing cupboard to one wall, radiator, fitted carpet, coving to ceiling.

### Bedroom Three

10' 2" x 8' 11" ( 3.10m x 2.72m )  
Double window to rear garden, radiator, fitted wardrobe, fitted carpet.

### Bathroom

Double glazed window to front, panelled bath, wash hand basin, radiator, fitted carpet, electric shower, coving to ceiling.

### W.C

Double glazed window, low level w.c, fitted carpet.

### Front Garden

Block paved driveway for three to four cars, laid to lawn, shrub beds, covered porch.

### Garage

17' 1" x 8' 5" ( 5.21m x 2.57m )  
Work bench, power and light, electric up and over door, fitted storage cupboards.

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## Floorplan



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