



## Groveside Road, offers over £250,000

- No Onward Chain
- Three Bedroom
- Detached
- Off Road Parking
- Garage
- Rear Enclosed Garden
- EPC Rating: D



 3  2  0



## About the property

Peter Alan have the pleasure to offer for sale and with no onward chain this well maintained three bedroom detached property situated in a highly sought after location within the village of Oakdale





## Accommodation

### Entrance Hall

### Lounge

14' 3" x 11' 1" ( 4.34m x 3.38m )  
 Carpeted flooring, Smooth plastered walls, Feature fireplace,  
 Double glazed window to front aspect

### Dining Room

7' 7" x 10' 6" ( 2.31m x 3.20m )  
 Carpeted flooring, Smooth plastered walls, French doors  
 leading to rear enclosed garden

### Kitchen

9' 7" x 8' 5" ( 2.92m x 2.57m )  
 Tiled flooring and walls, fitted base and wall storage units,  
 Stainless steel sink, Gas hob, double glazed window and door  
 to rear aspect

### Master Bedroom

10' 8" x 9' 7" ( 3.25m x 2.92m )  
 Carpeted flooring, Smooth plastered walls, Double glazed  
 window to front aspect

### En- Suite

5' 9" x 5' 8" ( 1.75m x 1.73m )  
 Carpeted flooring, smooth plastered walls, Shower cubicle,  
 WC, Handwash basin, Obscured double glazed window to  
 right aspect.

### Bedroom Two

7' 9" x 10' 3" ( 2.36m x 3.12m )  
 Carpeted flooring, Smooth plastered walls, Double glazed  
 window to rear aspect

### Bedroom Three

8' 4" x 9' 5" ( 2.54m x 2.87m )  
 Carpeted flooring, Smooth plastered walls, Double glazed  
 window to front aspect

### Bathroom

6' 2" x 8' 8" ( 1.88m x 2.64m )  
 Carpeted flooring, Part tiled walls, Bath with shower top,  
 Handwash basin, Wc, Obscured double glazed window to  
 rear aspect

### Garage

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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