



**Ridings Road,
Coalpit Heath, BS36 2RX**

PRICE: £365,000

Property Features

- Extended semi Detached House
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Cloakroom
- Utility Room
- Off Street Parking
- Overlooking Green
- Early Viewing Recommended

Full Description

Entrance Porch

Double glazed door to the front, window to the front.

Entrance Hall

Double glazed door and single glazed window to the front, under stairs storage area, radiator, stairs rising to the first floor landing, laminate flooring, coved ceiling.

Living Room

13'11 x 11'8 (4.24m x 3.56m)

Double glazed window to the front, feature fireplace, radiator, LVT flooring, ceiling spot lighting.

Kitchen/Dining Room

20'5 x 10'7 (6.22m x 3.23m)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, composite one and a half bowl single drainer sink unit with mixer tap over, under cupboard lighting, built in storage cupboard, space for 'Range' style cooker with extractor over, space for 'American' style fridge/freezer, integrated dishwasher, heated towel rail. radiator, ceiling spot lighting, space for dining table.

Hall

With door to the front.

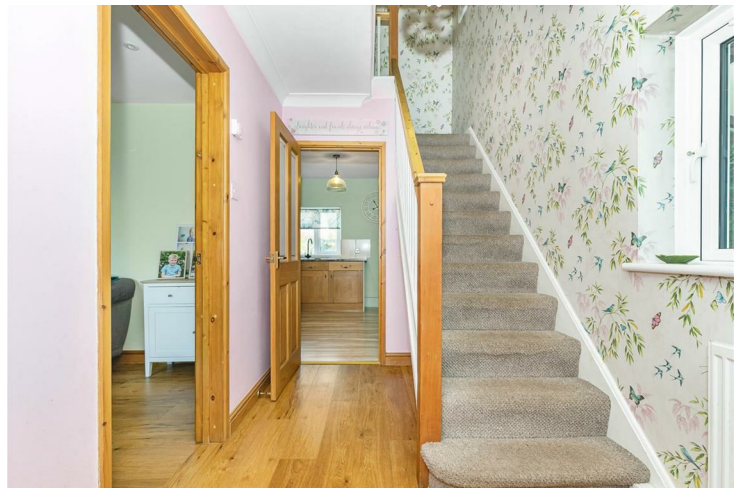
Cloakroom

Low level w.c., vanity wash hand basin, double glazed obscure window to the front, tiled walls.

Playroom

11'5 x 6'4 (3.48m x 1.93m)

Double glazed window and door leading to the rear garden.



Utility Room
10'3 x 6'4 (3.12m x 1.93m)
Three windows and double glazed door to the rear garden, space for washing machine, stainless steel sink unit, roll edge work-surfaces, storage cupboard below, textured ceiling.

Lean To Conservatory
11'4 x 4'4 (3.45m x 1.32m)
Upvc and brick construction, double glazed door to the rear garden.

Landing
Access to the loft space (partly boarded with lighting), coved ceiling.

Bedroom One
Double glazed window to the front, built in wardrobe, radiator, laminate flooring.

Bedroom Two
Double glazed window to the rear, fitted wardrobes with hanging rail and shelving, boiler in cupboard, radiator.

Bedroom Three
Double glazed window to the front, built in storage cupboard, radiator.

Bathroom
Double glazed window to the rear, panelled bath with shower over, vanity wash hand basin, low level w.c., fully tiled walls, heated towel rail, ceiling spot lighting, laminate flooring, extractor.

Parking
Car port with tiled canopy over and block paved driveway providing off street parking for several vehicles.

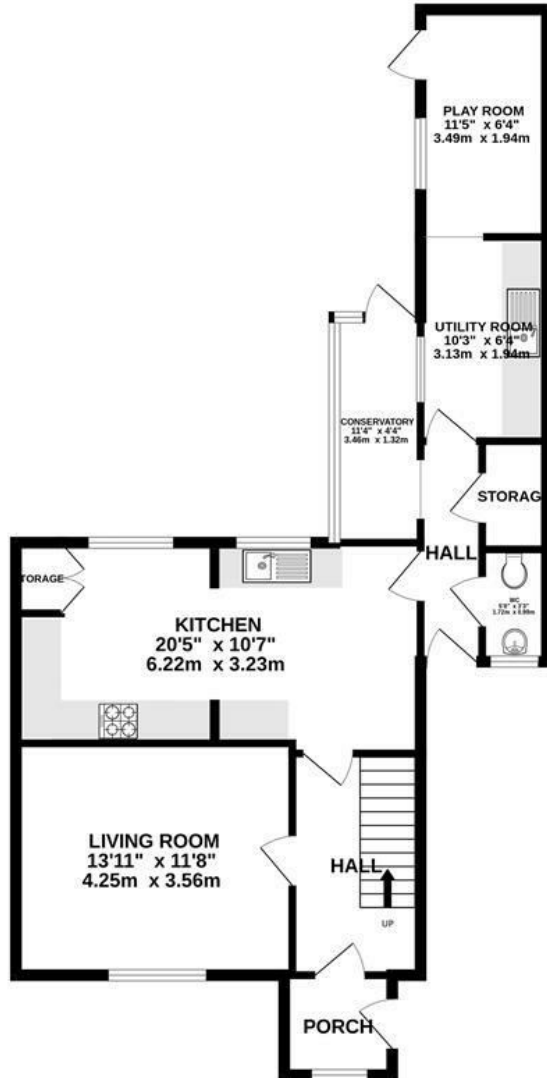
Rear Garden
Enclosed by walling, decking area, paved patio area, two sheds, barked play area, lighting, tap, power point.



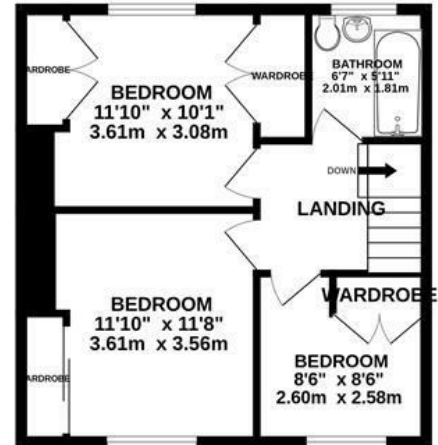
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements