



Birch Way, Barnetby

 2  1  1

£165,000



Key Features

- NO UPWARD CHAIN
- FIELD SIDE LOCATION
- 2 DOUBLE BEDROOMS
- CONSERVATORY
- 2 CAR PARKING
- COUNCIL TAX BAND A
- EPC RATING C
- FREEHOLD





Enjoying side views to open fields this well presented modern semi detached home offers comfortable 2 bedroom accommodation in a popular residential area. a generous forward facing lounge is complemented by the oak style dining kitchen which opens to double glazed conservatory. A first floor fully tiled bathroom completes the home and the enclosed rear garden offers security for children and pets alike.

LOUNGE 4.23m x 4.39m (13'11" x 14'5")

A generous forward facing room with oak style fire surround with marble back and hearth and inset pebble effect gas fire, radiator, coving, Pvcu door and double glazed window, spindle balustraded stair to the first floor and door to Kitchen

DINING KITCHEN 4.39m x 2.64m (14'5" x 8'8")

A well appointed social space fitted with a good range of light oak style fronted units with flecked worktops to include an inset stainless steel sink, space and plumbing for an automatic washing machine, inset 4 burner gas hob with decorative extractor hood over and oven under, space for an upright fridge/freezer, radiator, spotlighting, Pvcu double glazed window, wall mounted gas fired combination boiler and sliding patio doors.

CONSERVATORY 2.87m x 2.1m (9'5" x 6'11")

Enjoying views to the enclosed rear garden and constructed of Pvcu double glazed panels over brick plinths with hip and pitched translucent roof and side door.

LANDING

Centrally placed with spindle gallery rail, access to the roof space and linen cupboard.

BEDROOM 1 3.85m x 2.66m (12'7" x 8'8")

(Measurements to wardrobe.) A rear facing double room with Pvcu double glazed window, radiator and fitted wardrobes to one wall.



BEDROOM 2 3.31m x 2.29m (10'11" x 7'6")

A further forward facing double room with Pvcu double glazed window, radiator and walk-in hanging cupboard.

BATHROOM 2.32m x 1.85m (7'7" x 6'1")

A fully tiled room appointed with a suite to include a close coupled wc, panelled bath with mixer shower attachment, pedestal wash hand basin, radiator, extractor fan and Pvcu double glazed window.

OUTSIDE

The property is situated at the head of a residential cul de sac with fields to the side. It is fronted by a neat open plan lawn and a side drive allows reception parking for 2 cars. A gate opens to the enclosed rear and fenced garden which is again laid mainly to lawn with narrow borders and hard standing for a garden shed.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle





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