

A WELL PRESENTED 3 BEDROOM MID TOWN HOUSE WITH PARKING SET IN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES. The property provides bright and spacious living accommodation comprising entrance hall, lounge, modern and well fitted dining kitchen, utility room, landing, 3 bedrooms and a bathroom. To the outside is a front garden with parking whilst to the rear is a pretty garden laid to lawn with patio area. An internal viewing is highly recommended.

**Entrance** 

Lounge

Kitchen/Diner

**Utility Room** 

Landing

**Bedroom 1** 

**Bedroom 2** 

**Bedroom 3** 

**Bathroom** 

Rear Garden



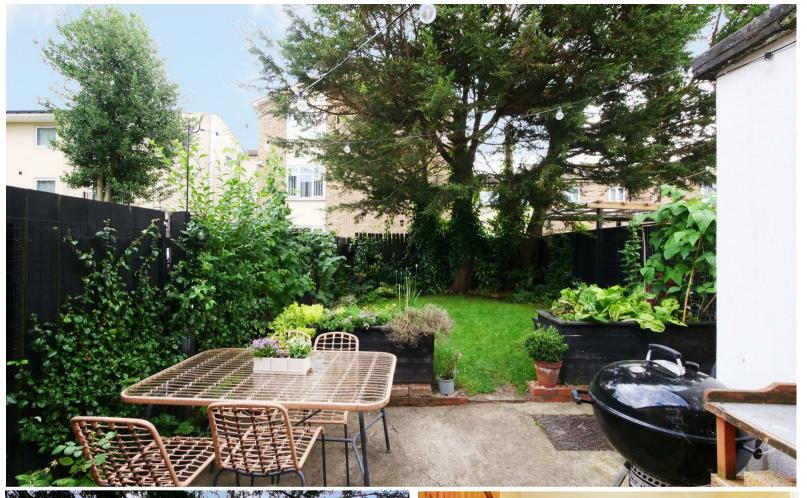
















## **FLOOR PLAN LOCATION** Ground Floor 376 sq.ft. (34.9 sq.m.) approx. 1st Floor 400 sq.ft. (37.2 sq.m.) approx. Hamilton Dr W Hamilton Dr. Tudor Rd Bathroom 7'7" x 5'10" 2.32m x 1.78m lob Moor Bedroom 12'2" x 12'1" **Utility Room** 3.72m x 3.69m **Energise Leisure Centre** Kitchen/Diner 14'10" x 8'4" 4.53m x 2.54m Bedroom 9'11" x 9'6" 3.01m x 2.90m Hob Moor Bedroom 10'3" x 6'3" 3.12m x 1.91m Cupboar Coogle Map data @2024 Lounge 13'9" x 11'7" **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 86 (69-80) 68 (55-68) (39-54) TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the designation contained either, measurement of doors, without common staff pion of them as the appropriate of an one of containing to like the first an extreme the support of the containing to the first and proposes only and should be used as such by any prospective purchaser. The services, ystems and appliances shown have not been tested and no guirantee as to their operability or efficiency can be given. (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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