



Asking Price £270,000

This three bedroom semi detached family home is located in a popular residential area and lies close to local amenities and sought after schools. The accommodation to the ground floor comprises entrance porch leading to an entrance hallway, lounge with feature fireplace, a dining room and a fitted kitchen. On the first floor there are three bedrooms and a shower room. Externally to the front there is a brick paved driveway providing off street parking for approximately four cars with an adjacent lawned garden and at the rear there is an attractive enclosed lawned garden with a timber decked area. The property also has the benefit of PVCu double glazing and gas central heating and is being sold with no onward chain. Novahomes highly recommend an early viewing to avoid disappointment.

Southway Drive, Southway, PL6 6BZ

GROUND FLOOR

PORCH

UPVC double glazed window to the front and side, tiled flooring, recessed ceiling spotlights, uPVC double glazed door to front, door to:

ENTRANCE HALL

UPVC double glazed window to the front, double radiator, coving to ceiling, stairs rising to the first-floor landing, uPVC double glazed door to the porch, door to:

LOUNGE

4.46m (14' 8") x 3.10m (10' 2")

UPVC double glazed window to the front, feature wall mounted living flame effect gas fireplace with wooden surround, double radiator, laminate flooring, dado rail, coving to ceiling, open plan through to:

DINING ROOM

2.76m (9' 1") x 2.64m (8' 8")

Double radiator, laminate flooring, dado rail, coving to ceiling, uPVC double glazed French double doors opening onto the rear garden.

KITCHEN

3.25m (10' 8") max x 2.24m (7' 4")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in integrated fridge, plumbing for automatic washing machine, space for freezer, built-in eye level electric double oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to the side, tiled flooring, coving to ceiling, wall mounted combination boiler serving the central heating system and domestic hot water, uPVC double glazed door to the rear garden.

SIDE PORCH

3.20m (10' 6") x 2.00m (6' 7")

UPVC double glazed window to the rear, uPVC double glazed door to the rear garden, uPVC double glazed French double doors to the front.

FIRST FLOOR

LANDING

UPVC double glazed window to the side, coving to ceiling, access to loft space, door to:

BEDROOM 1

4.07m (13' 4") x 3.06m (10')

UPVC double glazed window to the front, built-in wardrobes, double radiator, laminate flooring, coving to ceiling.

BEDROOM 2

3.15m (10' 4") x 3.06m (10')

UPVC double glazed window to the rear, built in storage cupboard, double radiator, laminate flooring, coving to ceiling.

BEDROOM 3

3.10m (10' 2") x 1.87m (6' 2")

UPVC double glazed window to the front, built in storage cupboard, double radiator, laminate flooring, coving to ceiling.

SHOWER ROOM

Fitted with three-piece suite comprising tiled shower enclosure with fitted electric shower above, pedestal wash hand basin, low-level WC, extractor fan, tiled surround, uPVC obscure double glazed window to the rear, heated towel rail.

OUTSIDE

Externally to the front there is a brick paved driveway providing off street parking for approximately four cars with an adjacent lawned garden and at the rear there is an attractive level enclosed garden laid mainly to lawn with a timber decked area

VIEWING ARRANGEMENTS

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

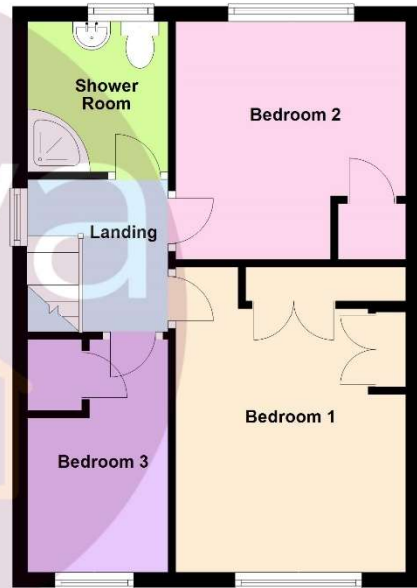




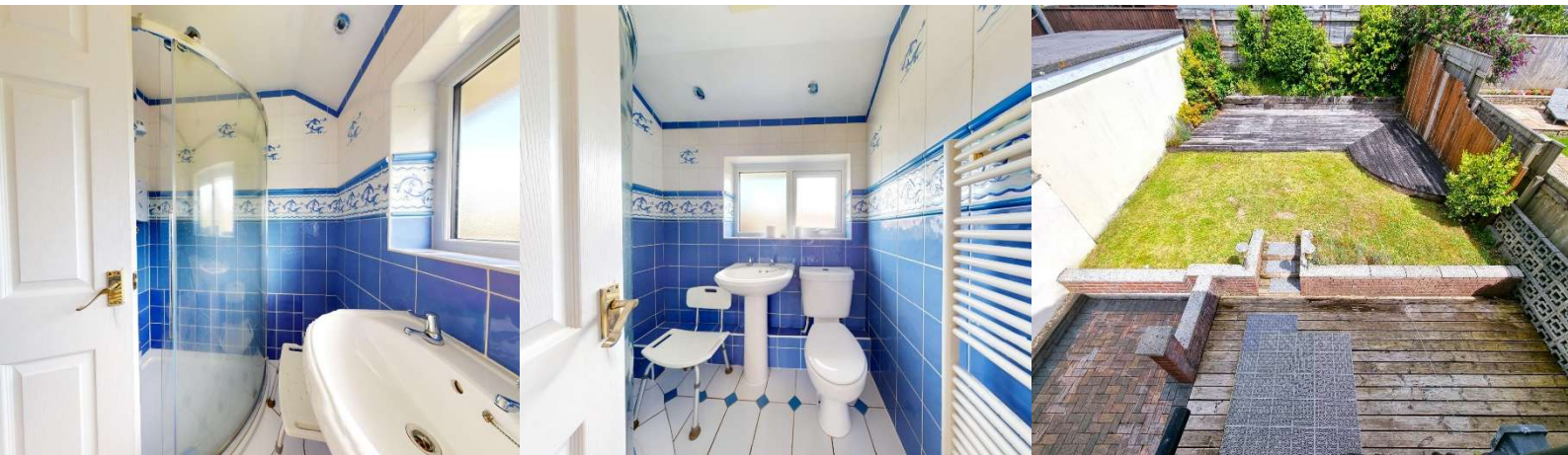
Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

