



Asking Price £240,000

Novahomes are delighted to present this modern semi-detached house situated within the popular residential area of Beacon Park with its convenient central location. Beacon Park has a range of local schools nearby and offers a wide variety of local amenities. The accommodation to the property comprises entrance hall, kitchen/diner, separate downstairs wc and living room to the ground floor. To the first floor there are two double bedrooms and a modern bathroom suite. Other benefits include uPVC double glazing, gas central heating and an enclosed rear garden which is laid mainly to lawn. Off street parking is provided to the side by way of a single garage and driveway. In our opinion this property would certainly make an ideal first time purchase or even a good rental investment opportunity. Internal viewing is highly recommended. No Onward Chain.

novahomes

Established 2008

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Barlow Gardens, Beacon Park, PL2 2SJ

Ground Floor

Entrance Hall

Double radiator, stairs rising to the first-floor landing, door to:

Cloakroom

Fitted with two-piece suite comprising, wash hand basin and low-level WC, extractor fan, tiled splashbacks.

Kitchen/Diner

5.35m (17' 7") x 2.28m (7' 6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to the front, double radiator.

Lounge

4.54m (14' 11") x 3.47m (11' 5") max

UPVC double glazed window to the rear, double radiator, uPVC double glazed French double doors opening onto the rear garden.

First Floor

Landing

Access to loft space, built in storage cupboard. Door to:

Bedroom 1

3.82m (12' 6") x 3.47m (11' 5")

Two uPVC double glazed windows to the front, two double radiators.

Bedroom 2

4.54m (14' 11") max x 2.92m (9' 7")

UPVC double glazed window to the rear, double radiator.

Bathroom

Fitted with three-piece suite comprising panelled bath with shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, double radiator.

Outside

Front

To the front of the property there lies a level garden which is laid to lawn enclosed via railings and a path leading to the front entrance.

Rear

At the rear of the property there lies an enclosed garden which again is laid to lawn and backs onto allotments with a courtesy door provided access to the single garage.

Garage

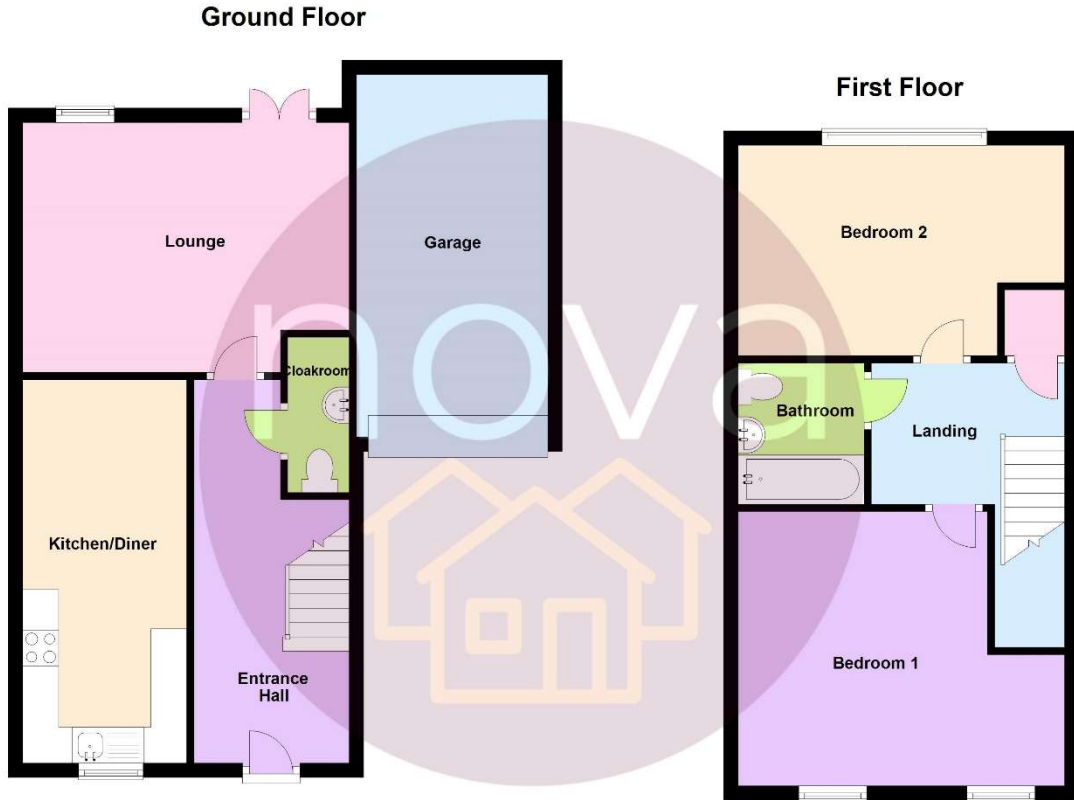
Metal up and over door, courtesy door to the rear.

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.







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.

