



## Asking Price £210,000

A spacious two double bedroom end terraced property situated in a popular location, offering easy access to local amenities and benefiting from a generous level enclosed garden at the rear. The living accommodation which is well presented throughout is arranged over two levels and comprises, entrance porch, entrance hall, cloakroom, lounge/diner with bay window to the side and a modern kitchen on the ground floor. On the first floor, the landing leads to two double bedrooms and a family shower room. Further benefits include gas central heating and double glazing. Externally, to the side of the property there is car hard stand providing parking for two vehicles and an enclosed level low maintenance garden. The property also benefits from owned solar panels. Novahomes highly recommend an early viewing to avoid disappointment.

## Southway Drive, Southway, PL6 6QH

### Ground Floor

#### Porch

UPVC double glazed window to front and side, uPVC double glazed door to the front.

#### Cloakroom

UPVC obscure double-glazed window to the front, fitted with two-piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, double radiator.

#### Entrance Hall

Full height uPVC obscure window to the front, stairs rising to the first-floor landing. Door to:

#### Lounge

**4.80m (15' 9") x 3.79m (12' 5") into bay**

UPVC double glazed window to the front, uPVC double glazed bay window to the side, double radiator, laminate flooring, coving to ceiling, uPVC double glazed French double doors opening onto the rear garden.

#### Kitchen

**4.16m (13' 8") x 3.47m (11' 5")**

Fitted with a matching range of base and eye level units with worktop space over, Belfast sink, plumbing for automatic washing machine, space for fridge/freezer, gas point for cooker, uPVC double window to the rear, double radiator, tiled flooring, uPVC double glazed French double doors opening onto the rear garden, under stairs storage cupboard.

### First Floor

#### Landing

UPVC double glazed window to the rear, access to loft space, door to:

#### Bedroom 1

**4.80m (15' 9") x 3.20m (10' 6")**

UPVC double glazed window to the front and rear, two double radiators.

#### Bedroom 2

**3.14m (10' 4") x 2.94m (9' 8")**

UPVC double glazed window to front, double radiator, built in double wardrobe housing the wall mounted gas combination boiler which serves the gas central heating and domestic hot water system.

#### Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted electric shower above, vanity wash hand basin with cupboard under and low-level WC, uPVC obscure double-glazed window to the rear, heated towel rail.

### Outside

#### Front

To the front of the property there lies an enclosed low maintenance garden with a variety of shrubs and bushes and a path leading to the main entrance and steps to the side which leads to the hardstand parking area.

#### Rear

At the rear of the property there lies a level enclosed garden with a decked and part lawned area with a stone chipped path leading through the garden to a greenhouse and timber shed.

#### Parking

To the side of the property off street parking is provided by way of a double car hardstanding for two vehicles.

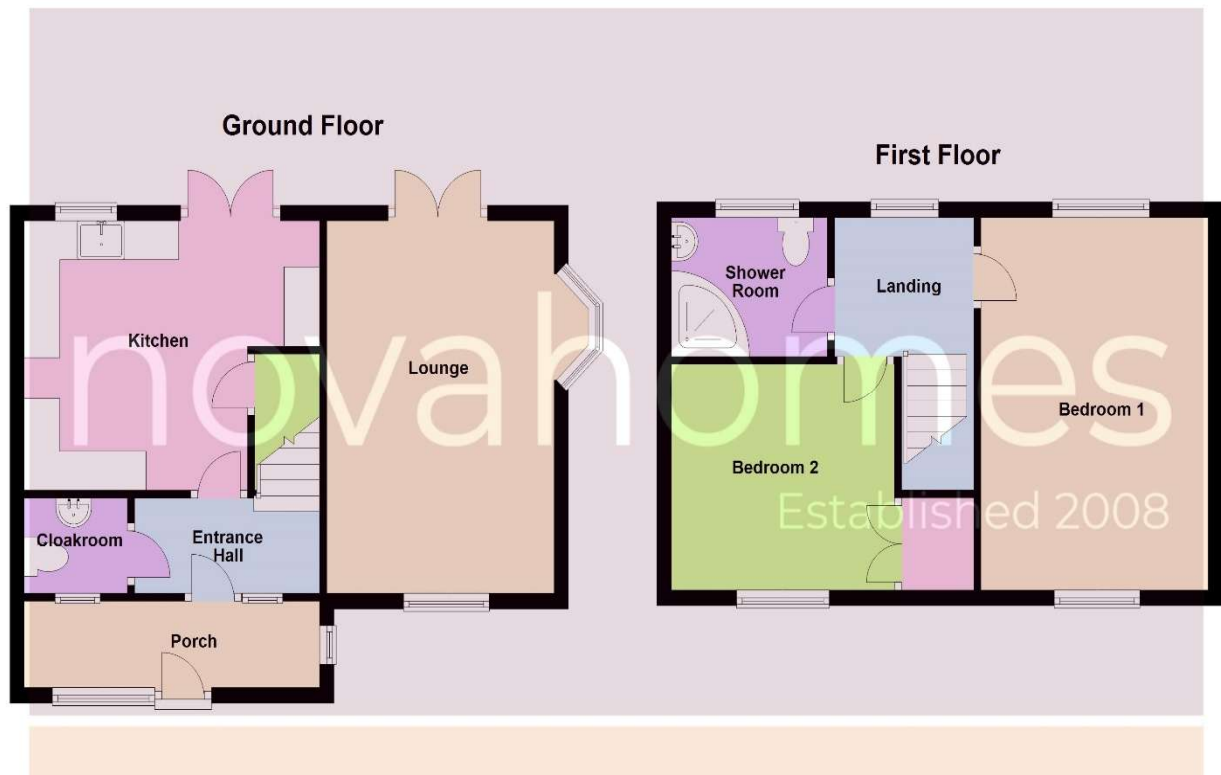
#### Viewing Arrangements

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

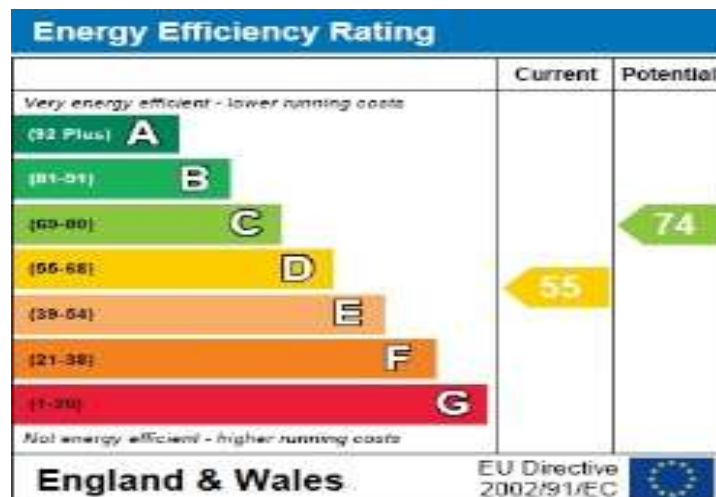








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

