



# *Petersmith Drive*

## *New Ollerton*



Offers in the Region Of £139,950

**Chadwells**  
Estate & Letting Agents







IDEAL INVESTMENT  
PROPERTY with No  
upward chain







*Petersmith Drive*







# *Welcome*

Chadwells are delighted to offer for sale this 3 bedroom semi detached property. Briefly comprises lounge, kitchen/diner, plenty of storage, 3 bedrooms and family bathroom. The Property benefits from UPVC double glazing, new boiler 2023, off road parking with private driveway with access to enclosed rear garden area. Viewing comes highly recommended.



# Step inside...

## **Entrance Hall** 7' 9" x 6' 1" (2.36m x 1.85m)

Accessed through a uPVC door to the front aspect with laminate flooring, pendant light fitting, radiator and stairs off to the first floor landing.

## **Lounge** 18' 5" x 10' 2" (5.61m x 3.09m)

Laminate flooring, two radiators, two ceiling lights. Dual aspect uPVC window to the front and rear of the property.

## **Kitchen/Diner** 8' 11" x 13' 3" (2.72m x 4.05m)

Fitted with a range of wall and base units having square edged work surfaces over, inset with a stainless steel sink, drainer with stainless steel taps, plumbing for washing machine and storage. uPVC window to rear aspect and uPVC patio door leading side of property and rear garden.

## **Outhouse**

Access to electric and gas meters.

## **First Floor Landing**

Carpet flooring with access to the loft and airing cupboard housing the boiler.

## **Bedroom 1** 12' 6" x 11' 3" (3.80m x 3.42m)

The master bedroom comprises of carpet flooring, pendant light fitting, radiator and uPVC window to the front aspect.

## **Bedroom 2** 9' 6" x 10' 4" (2.89m x 3.16m)

Bedroom two comprises of carpet flooring, pendant light fitting, radiator and dual aspect uPVC windows to the front and rear of the property.

## **Bedroom 3** 8' 8" x 10' 1" (2.65m x 3.08m)

Bedroom three comprises of carpet flooring, pendant light fitting, radiator and uPVC window to the rear aspect.

## **W/C** 2' 7" x 4' 10" (0.78m x 1.47m)

White toilet, radiator, obscure uPVC window to side of property. Fully tiled walls and floor.

## **Bathroom** 5' 7" x 5' 5" (1.70m x 1.64m)

2 piece white wash basin and bath with shower over. Obscure window to rear of property, ceiling light and ladder radiator. Fully tiled walls and floor.

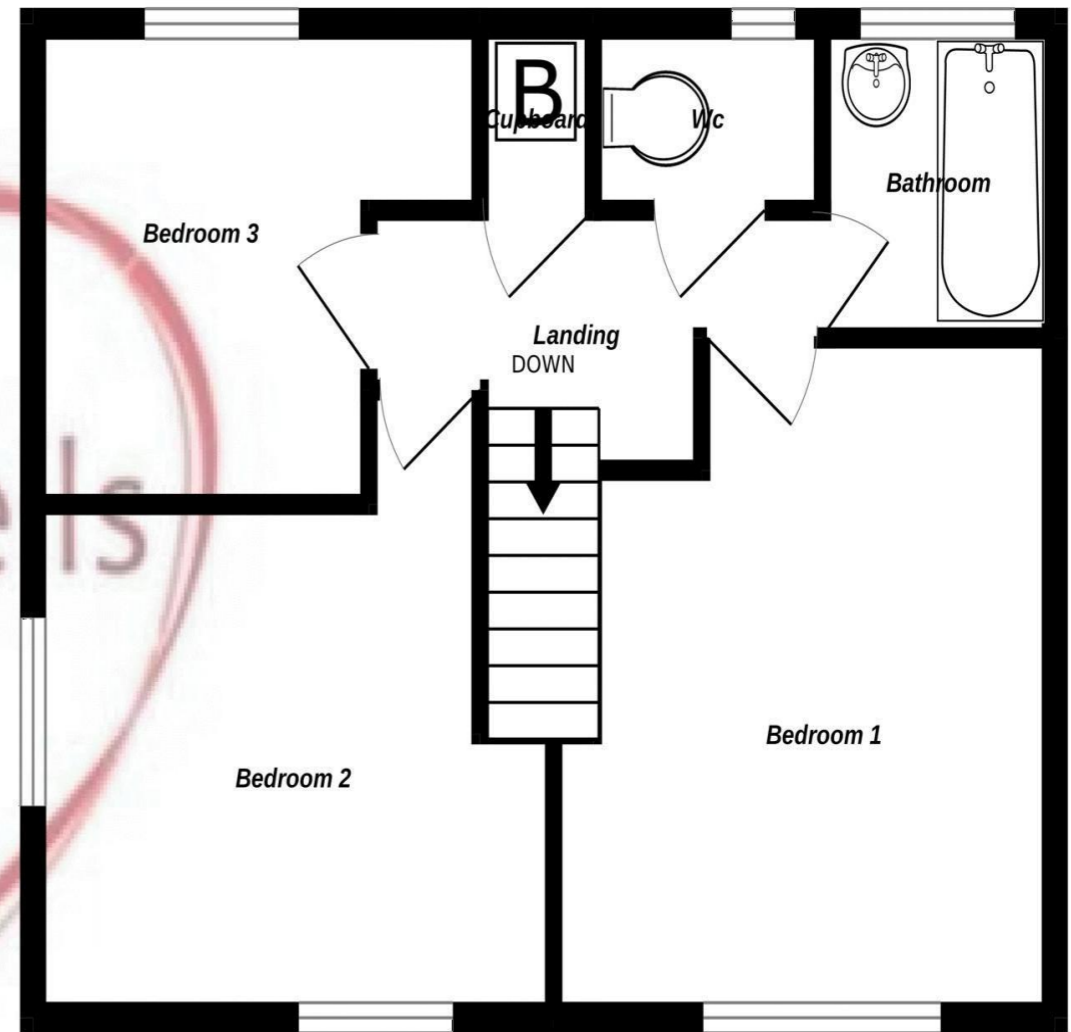
## **Externally**

The front of the property is mainly laid to lawn with access to the side of the property and private driveway. The rear garden is mainly laid to lawn with patio area and large brick built shed/storage.

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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