



The Markhams

New Ollerton



Offers in Excess of £135,000

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*Offered For Sale With No
Upward Chain...*





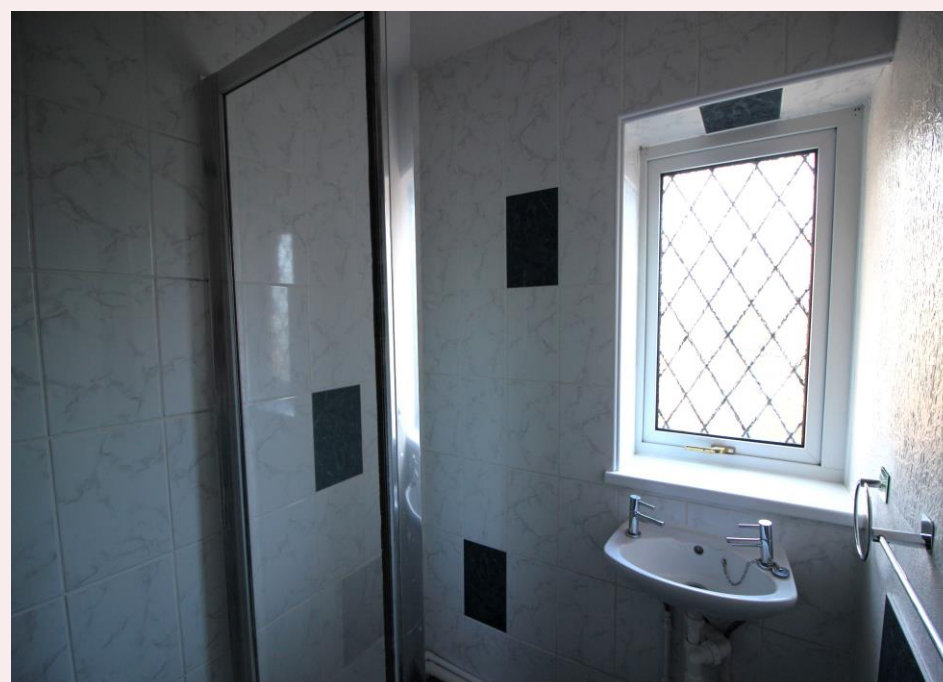
The Martchams





Welcome

This three bedroom semi detached property sits within the heart of New Ollerton and is located close to local amenities and transport links. Internally the property boasts a new kitchen/dining, utility, lounge to the ground floor with the first floor housing three well proportioned bedrooms, a shower room and separate toilet. Externally, the roof has recently been replaced, there is a private driveway for off road parking, fenced front garden and good size rear garden.



Step inside...

Entrance Hallway

Enter through the uPVC door into the hallway, stairs off to the first floor and door leading to the lounge.

Lounge *19' 8" x 11' 5" (6.00m x 3.48m)*

The lounge has carpet flooring, dual aspect uPVC windows to the front and rear of the property. 2 radiators, 2 ceiling lights, gas coal effect fire with ornate surround.

Kitchen *9' 10" x 10' 11" (3.00m x 3.34m)*

The kitchen has new wall and base units, roll top work surfaces with inset sink, drainer and mixer tap. Integrated oven and hob with extractor fan above. Laminate flooring, radiator, ceiling light, pantry, uPVC window to rear aspect.

Utility room *9' 7" x 6' 4" (2.93m x 1.94m)*

Laminate flooring, ceiling light, floor and wall units, under stairs storage. uPVC door leading to side of property, giving access to both front and rear gardens.

Bedroom 1 *10' 3" x 11' 7" (3.12m x 3.52m)*

With built in storage, uPVC window to the front aspect, carpet, ceiling light and radiator.

Bedroom 2 *9' 1" x 13' 8" (2.78m x 4.16m)*

With carpet flooring, uPVC window to the rear aspect and radiator.

Bedroom 3 *10' 9" x 6' 4" (3.27m x 1.92m)*

With carpet flooring, uPVC window to the front aspect and radiator.

W/C *5' 9" x 2' 6" (1.76m x 0.75m)*

uPVC obscure window to rear aspect, laminate floor, ceiling light, white w/c.

Shower Room *5' 9" x 4' 8" (1.76m x 1.42m)*

uPVC obscure window to rear aspect, laminate flooring, radiator, fully tiled walls surrounding walk in shower and white pedestal wash basin.

Externally

The Property benefits from having recently had a new roof.

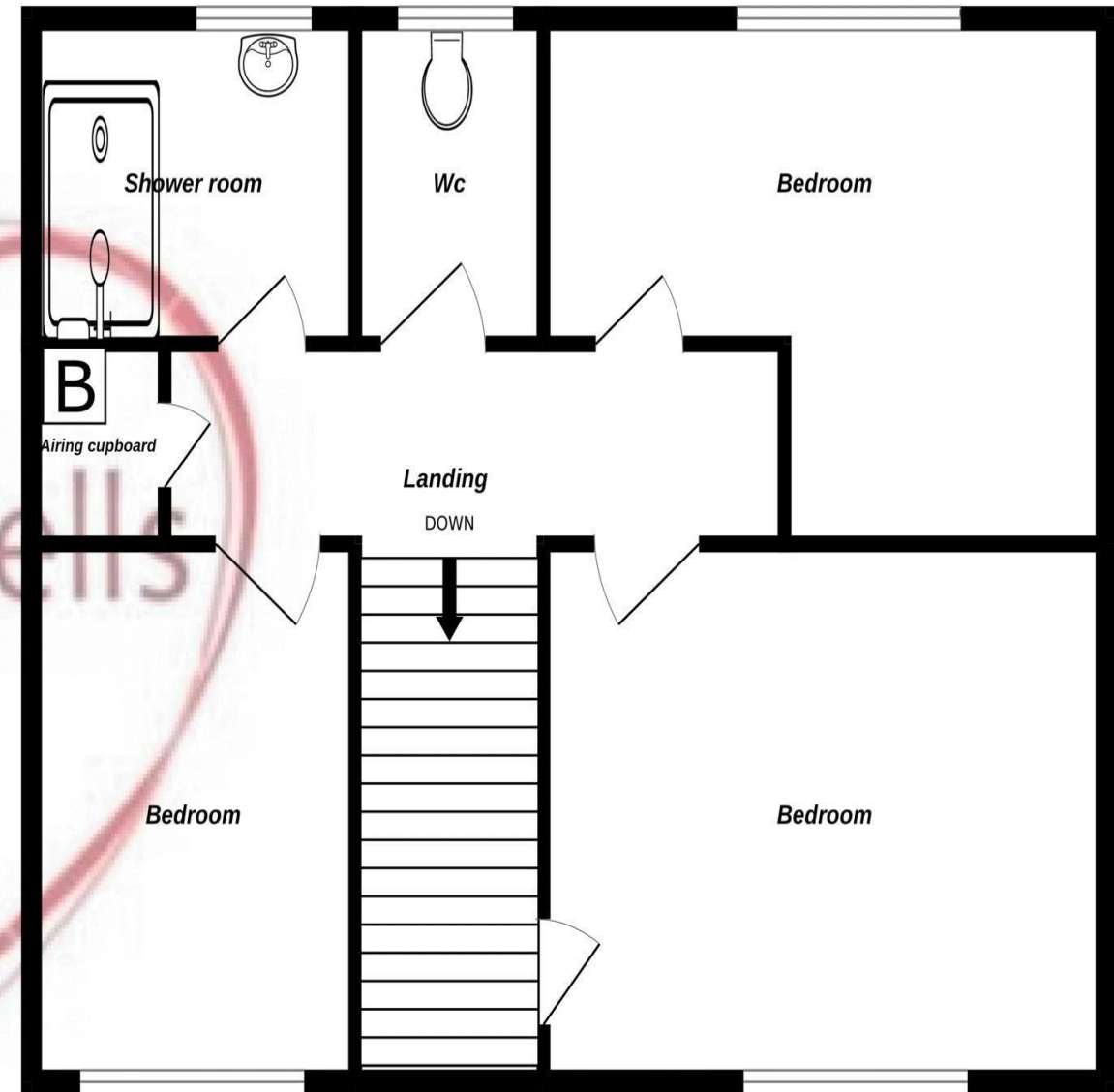
The front of the property has a private driveway and access to the side and rear of property. The front garden is mainly laid to grass. There is a brick built outbuilding to the side of the property. The rear garden is laid mainly to lawn and has a number of sheds which offers additional outdoor storage.



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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