

25 Leamore Crescent, Belle Vue, Shrewsbury, Shropshire,
SY3 7QB

www.hbshrop.co.uk



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Offers In The Region Of £269,995

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN is this recently renovated, deceptively spacious, well presented three bedroom semi detached dormer bungalow. The property is within walking distance of good local amenities, a frequent bus service to the Shrewsbury town centre and is well placed for easy access to the local bypass. This property will appeal to many buyers and early viewing is recommended.

The accommodation briefly comprises of the following: L shaped entrance hallway, lounge/diner, contemporary re-fitted kitchen/breakfast room with range of built-in appliances, two ground floor bedrooms, re-fitted ground floor shower room, first floor bedroom three, generous size walk-in attic space, driveway, garage, low maintenance front and rear enclosed gardens, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

L shaped entrance hallway

Having radiator, vinyl floor covering, linen store cupboard with radiator, coving to ceiling.

Door from L shaped entrance hallway gives access to:

Lounge/diner

18'1 x 11'5
Having UPVC double glazed window to front, radiator, contemporary wall mounted electric fire, coving to ceiling.

Square arch from lounge/diner gives access to:

Contemporary re-fitted kitchen/breakfast room

10'7 x 9'8
Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob, slimline dishwasher, fridge freezer, stainless steel wall mounted cooker canopy, stylish fitted worktop with inset stainless steel sink with mixer tap over, UPVC double glazed door giving access to rear gardens, UPVC double glazed window to side, recessed LED spotlights to ceiling, vinyl floor covering, radiator.

From L shaped entrance hallway doors give access to: Two ground floor bedrooms and re-fitted shower room.

Bedroom one

10'7 x 10'3
Having UPVC double glazed window to rear, radiator, built-in double wardrobe.

Bedroom two

8'10 x 7'2 excluding recess
Having UPVC double glazed window to front, radiator,

integrated washing machine with shelved store cupboard above and eye level storage cupboards to side.

Re-fitted shower room

Having a tiled walk-in shower cubicle, shaped wash hand basin with storage cupboard below, WC with hidden cistern, UPVC double glazed window to side, part tiled to walls, heated towel rail, recessed spotlights and extractor fan to ceiling.

From lounge/diner staircase rises to:

Bedroom three

12'11 x 9'2
Having UPVC double glazed window to rear, radiator.

Large walk-in loft space

With wall mounted central heating boiler.

Outside

To the front of the property there is a raised shrub area with crazy paved parking forecourt. To the side of this there is a driveway which gives access to garage having up and over door, pedestrian service door to side, window to rear.

Rear gardens

The rear garden offers low maintenance having large Indian sandstone paved patio area with outside cold tap, stoned sections, timber garden shed, inset shrubs and bushes. The rear gardens rear enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

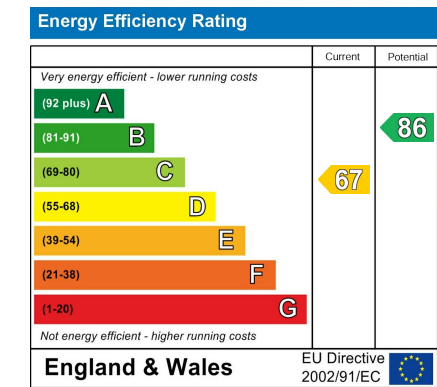
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

