

**Harris & Lee**  
Estate Agents

[www.harrisandlee.net](http://www.harrisandlee.net)

01934 519200

# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Milton £279,995

- \* Extended Semi-Detached Home
- \* Double Glazing
- \* 3 Bedrooms & 3 Reception Rooms
- \* 55' Rear Garden
- \* Extended Kitchen
- \* Garage



114 High Street, Worle, BS22 6HD

# 153 Earlham Grove, Weston-super-Mare, BS23 3LQ

## Description

Situated on the level in the popular area of Milton and well placed for access to a regular bus service, local shops and commuter links to the rail and road networks. The town centre of Weston-super-Mare is just under 2 miles away. An extended semi-detached home benefiting from 3 reception rooms, extended kitchen, 3 bedrooms and bathroom. The rear garden measures approximately 55' in length and the property also benefits from a garage.

## Accommodation

### Entrance Hall

Radiator. Understairs cupboard. Laminate flooring. Double glazed window to side. Staircase to first floor accommodation.

### Lounge 13' 6" x 12' 4" (4.11m x 3.76m)

Fireplace with coal effect gas fire. Radiator. Picture rail. Double glazed bay window to front.

### Sitting Room 12' 11" x 10' 10" (3.93m x 3.30m)

Electric fire. Radiator. Picture rail. Laminate flooring. Opening to

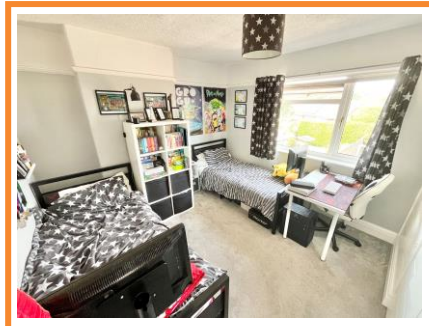
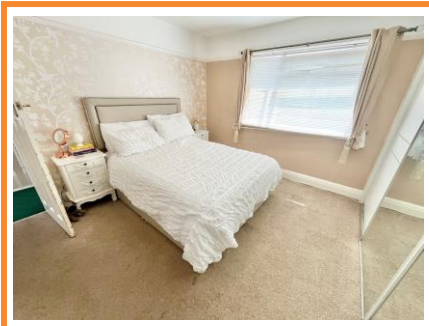
### Dining Room 10' 6" x 9' 0" (3.20m x 2.74m)

Radiator. Dado rail. French doors to the rear garden. Opening to

### Kitchen 23' 0" x 16' 5" (7m x 5m)

Fitted with a range of white gloss floor and wall units with contrasting worktops and incorporating a single drainer stainless steel 1 & 1/2 bowl sink unit with mixer taps. Space for slimline dishwasher and washing machine. Dual fuel 'range' style cooker with stainless steel splashback and cooker hood over. 2 double glazed windows to side. Part glazed stable door to rear.

## First Floor Landing



### Bedroom 1 12' 4" x 10' 5" (3.76m x 3.17m)

Up to built-in wardrobes with sliding doors, 2 mirrored. Radiator. Double glazed window to front.

### Bedroom 2 12' 5" max x 10' 7" (3.78m x 3.22m)

Radiator. Airing cupboard housing the hot water cylinder. Picture rail. Double glazed window to rear.

### Bedroom 3 8' 0" x 5' 11" (2.44m x 1.80m)

Radiator. Picture rail. Double glazed window to front.

### Bathroom 5' 9" x 5' 4" (1.75m x 1.62m)

White suite of panelled bath with electric shower over, vanity wash hand basin with cupboards under and low level WC. Fully tiled walls. Radiator and decorative screen. Access to loft. Obscure double glazed window to rear.

## Outside

The front garden is laid to hard standing and with a shared driveway leads to double gates and the garage 16'5" x 9' with up and over door. The rear garden measures approximately 55' in length and comprises of a paved patio leading to the main area of garden, laid to lawn and enclosed by panelled fencing. There is a further patio at the rear of the garage to take advantage of a westerly aspect. Shed.

## Tenure

Freehold

## Material Information

We have been advised the following; Gas- Mains. Electricity- Mains. Water and Sewerage- Bristol and Wessex Water. Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area. Mobile Signal- Visiting the Ofcom checker. Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

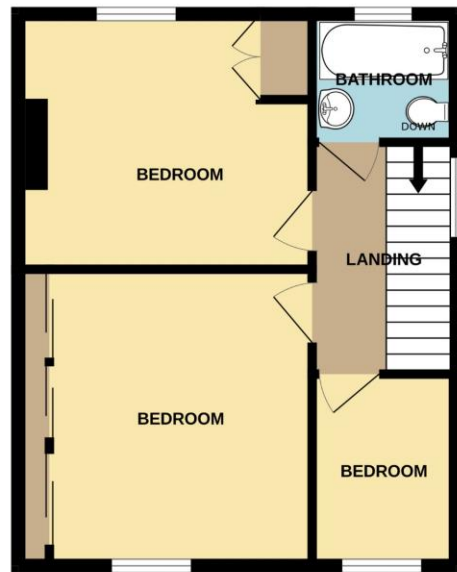
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.  
Made with Metropix ©2024