

for sale

offers in excess of **£350,000**



Black Swan Crescent Hampton Hargate Peterborough PE7 8HF

Located in the popular Hampton Hargate area, this semi-detached house offers spacious living spread over three floors. This four bedroom property is well presented throughout and would make an ideal family home. Viewings are highly recommended - call 01733 229483 for more information.



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Hall

With radiator, laminate flooring and doors leading to the kitchen, cloakroom and dining room. Stairs leading to the first floor.

Cloakroom

With a w/c, wash hand basin, radiator and tiled floor. Restricted head height.

Kitchen

13' 8" x 8' 4" (4.17m x 2.54m)

With a range of matching wall and base units with worktop over, single oven, 4 ring gas hob, 1.5 sink and drainer, sink and drainer, radiator, vinyl flooring and a window to the front. Space for a washing machine, tumble dryer, dishwasher and

fridge/freezer.

Dining Room

10' 3" x 14' 11" (3.12m x 4.55m)

With a radiator, laminate flooring and a patio door to the rear leading to the rear garden.

First Floor

With an airing cupboard and carpet. Doors leading to the lounge, the master bedroom and bedroom four. Stairs leading to the second floor.

Lounge

16' 1" x 11' 3" (4.90m x 3.43m)

With a radiator, carpet and windows to the front and rear.



Bedroom One

10' 4" x 11' 9" (3.15m x 3.58m)

With a fitted double wardrobe, carpet, radiator and a window to the front. Door leading to the en-suite.

En-Suite

With a shower cubicle, w/c, wash hand basin, shave point, spotlights, radiator and tiled floor.

Bedroom Four

10' 5" into recess x 11' 6" into recess (3.17m into recess x 3.51m into recess)

With fitted wardrobe, radiator, carpet and a window to the rear.

Second Floor

With a radiator, carpet, velux window and access to the loft. Doors leading to bedroom two, bedroom three and the bathroom.

Bedroom Two

13' 9" x 11' 3" (4.19m x 3.43m)

With a radiator, carpet and a window to the front. Sloped ceilings giving restricted head height.

Bedroom Three

9' 2" x 15' (2.79m x 4.57m)

With a radiator, carpet and a window to the front. Sloped ceilings giving restricted head height.

Bathroom

With a w/c, wash hand basin, shower cubicle, bath with shower attachment over, radiator, tiled floor, spotlights and a velux window to the rear. Sloped ceilings giving restricted head height.

Rear Garden

Mainly laid to lawn with a patio area. Access to the garage.

External

With a carport, external tap and garage. The garage has lighting and electrics.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HAH305671 - 0008

Tenure: Freehold

EPC Rating: C

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