

**Mark
Webster**
estate agents



Stanley Road
Atherstone
£189,950

*** IMMACULATE 3 BEDROOM SEMI DETACHED PROPERTY - GOOD SIZED LOUNGE - ENCLOSED REAR GARDEN ***. For sale with MARK WEBSTER estate agents is this very well cared for traditional semi detached property briefly comprising: Side reception hall, lounge, kitchen, bathroom, three bedrooms (bedroom 1 has washroom/WC) and a good sized rear garden. Viewing is essential.

SIDE RECEPTION HALL

Having an attractive tiled floor, opaque double glazed composite style entrance door, door to an under stairs storage cupboard and further doors leading off to...

KITCHEN

12' 1" x 9' 8" (3.68m x 2.95m)

Double glazed window to rear aspect, tiled floor, wide range of fitted base and eye level units, roll edge work surfaces, stainless steel sink unit, space and point for a range style gas cooker with stainless steel extractor hood above, further appliance spaces, tiling to splash back areas, wall mounted central heating boiler and opaque double glazed door leading out to the rear garden.

LOUNGE

14' 7" x 12' 2" (4.44m x 3.71m)

Double glazed window to front aspect, double panelled radiator, laminated wooden effect flooring and door giving access to the stairs leading off to the first floor landing.

BATHROOM

8' 9" x 4' 4" (2.67m x 1.32m)

Opaque double glazed windows to rear and side aspects, chrome towel radiator, low level WC, pedestal wash hand basin, panelled bath with chrome mixer shower style shower over, attractive tiling to splash back areas and tiled floor.

FIRST FLOOR LANDING

Double glazed window to side aspect, single panelled radiator and doors leading off to...

BEDROOM ONE

12' 2" x 14' 7" maximum (3.71m x 4.44m)

Double glazed window to rear aspect, single panelled radiator and door to the re-fitted wash room/WC.

WASH ROOM/WC

5' 0" x 3' 0" (1.52m x 0.91m)

Chrome towel radiator, low level WC, wash basin, tiled walls and floor.



BEDROOM TWO

12' 2" x 7' 4" (3.71m x 2.24m)

Double glazed window to front aspect, single panelled radiator and door to an over stairs storage cupboard.

BEDROOM THREE

9' 4" x 6' 10" (2.84m x 2.08m)

Double glazed window to front aspect and single panelled radiator.

TO THE EXTERIOR

The property benefits from a good sized rear garden having a large decked patio area, lawn, rear pergola, useful brick built garden storage shed and side gated access to the front.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

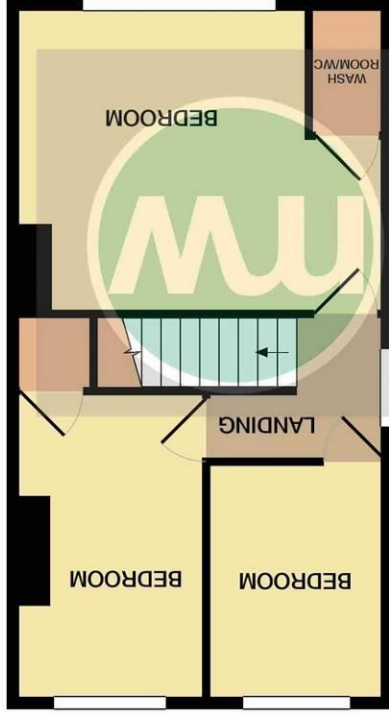
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).





GROUND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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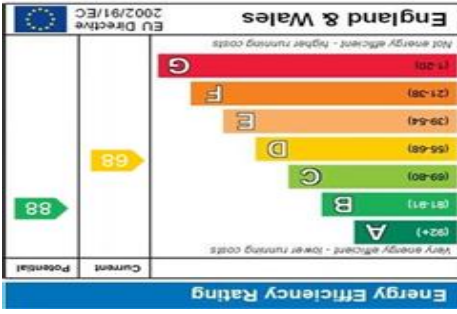
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