

HUNTERS[®]

HERE TO GET *you* THERE



50 Salisbury Road

Stevenage, SG1 4PF

Offers In Excess Of £340,000



Council Tax: C



Extended Three Bedroom Family Home - Located in the St. Nicolas area, close to local schools, shops and doctors surgery. Walking distance to St. Nicolas Park. Open Plan kitchen/dining room, utility room, downstairs w/c.

Tenure: Freehold



Entrance Hallway

Double glazed front door, wood effect laminate flooring, storage cupboard and ample space under the stairs currently set up as a desk area. Doors leading to lounge, kitchen/dining room, downstairs w/c and utility room.

Lounge

10'4" x 14'1" (3.15m x 4.29m)

Wood effect laminate flooring, feature electric fireplace, tv points, double glazed window to front aspect, radiator.

Downstairs W/C

Low level w/c, wash hand basin with mixer tap, mirrored vanity unit, tiled flooring.

Utility

7'0" x 6'5" (2.13m x 1.96m)

Range of eye and base level units with rolled edge worktop, tiled upstands, boiler, space for undercounter fridge, washing machine, fridge/freezer, tiled flooring, double glazed door leading to the rear garden.

Kitchen/Dining Room

17'0" x 14'0" (5.18m x 4.27m)

Extended kitchen/dining space, range of eye and base level units with rolled edge work surfaces with matching upstands, tiled splashbacks, Dual Hotpoint oven, electric hob, extractor fan with hood, space for undercounter fridge, space for slimline dishwasher, stainless steel sink with drainer and mixer tap, the work surface continues to create a breakfast bar area, wood effect laminate flooring, spot lighting, ample space for a dining table and chairs. double glazed sliding doors leading to rear garden.

First Floor

Landing

Carpeted landing with doors leading to, bathroom, bedrooms one, two and three. Airing cupboard and storage cupboard.

Bathroom

6'5" x 5'4" (1.96m x 1.63m)

Shower cubical with electric shower, wash hand basin with mixer tap, low level w/c, heated towel rail, mirrored vanity unit, window to rear aspect, tiled, vinyl flooring.

Bedroom One

11'1" x 9'4" (3.38m x 2.84m)

Double bedroom, carpeted, mirrored sliding door wardrobe, storage cupboard, window to rear aspect, radiator, tv point.

Bedroom Two

8'4" x 8'6" (max 10'4") (2.54m x 2.59m (max 3.15m))

Double bedroom, carpeted, window to front aspect, radiator, tv point.

Bedroom Three

8'1" x 7'3" (2.46m x 2.21m)

Carpeted, storage cupboard, window to front aspect, tv point.

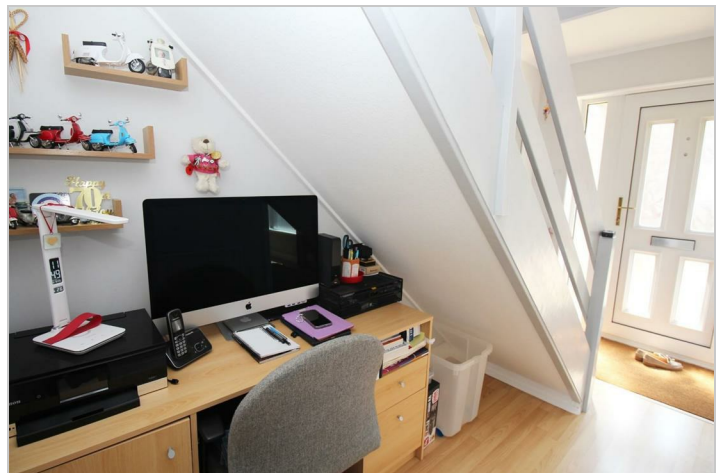
Outside

Front Garden

Picket fence, mainly laid to lawn, paving leading to front door.

Rear Garden

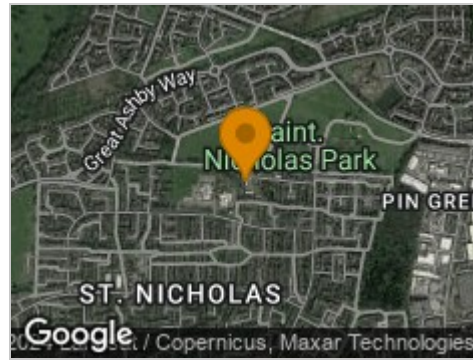
Mainly laid to lawn, enclosed by panelled fencing, patio area, decking, back gate leading to parking, power outside and within the shed, and outside tap.



Road Map



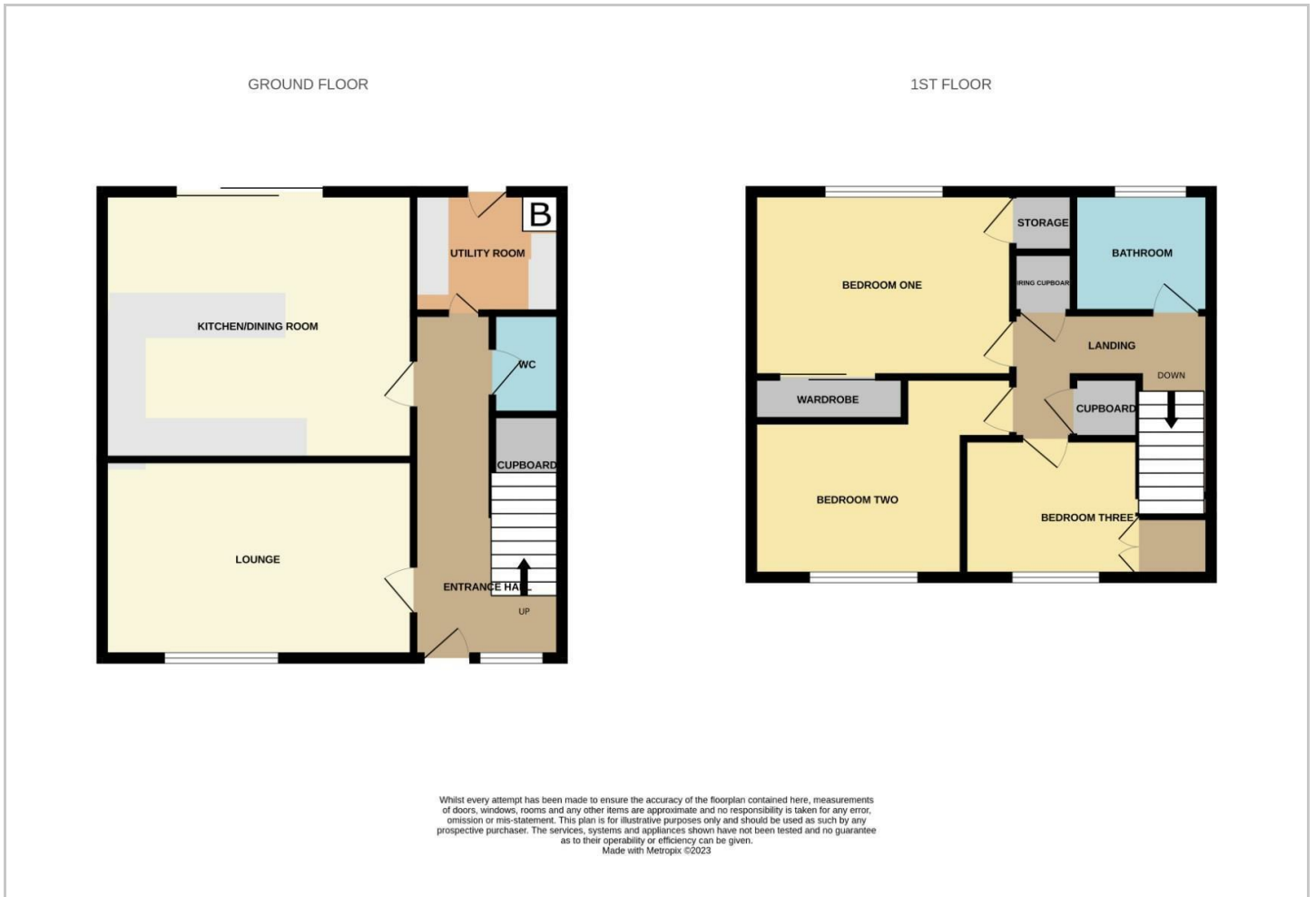
Hybrid Map



Terrain Map



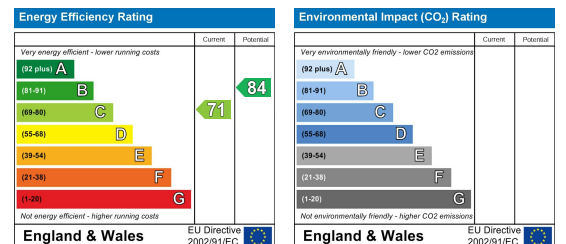
Floor Plan



Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.