



- THREE BEDROOMED
- SUNSHINE LOUNGE
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- CLOSE TO CLAYTON VALE PARK
- GAS CENTRAL HEATING

- EXTENDED SEMI
- MODERN KITCHEN
- DRIVEWAY PARKING
- CLOSE TO AMENITIES
- uPVC DOUBLE GLAZED
- VIEWING ADVISED

Property Description

****THREE BEDROOMED EXTENDED SEMI DETACHED** NO VENDOR CHAIN **** Saltsmans and Co Estate Agents welcome to the open market this three bedroomed extended semi detached family home. This property is located in a popular residential location close to local amenities, transport connections, popular schools and Clayton Vale Country Park. Briefly, the accommodation comprises; entrance hall, sunshine lounge and fitted kitchen to the ground floor. Three bedrooms and family bathroom to the first To the front of the property is a low maintenance block paved garden and driveway. To the rear of the property is an enclosed garden with patio and area laid to lawn. This family home has been well cared for and maintained by its current owner and is ready for any buyer to move into and make their home. This property is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

ENTRANCE HALL

Front entrance door opening into entrance hallway. Useful under stairs storage cupboard. Stairs providing access to all first floor accommodation. Access to dining kitchen and access to lounge. Two radiators, light and power points.

LOUNGE *6.50m x 3.35m*

uPVC double glazed bay window to the front elevation with radiator beneath and uPVC double glazed window to the rear elevation with radiator beneath. Feature fire with attractive surround and hearth. Laminate flooring, light and power points.

DINING KITCHEN *5.09m x 2.25m*

uPVC double glazed window to the rear elevation with double stainless steel sink and drainer unit beneath and uPVC double glazed window to the side elevation. Fitted with a comprehensive range of wall and base units with worksurface over and matching breakfast bar. Four ring gas cooker with oven/grill beneath. Space for free standing fridge freezer and plumbing for washing machine. Tiled to splash back area, radiator, light and power points.

DOWNSTAIRS WC

low level wc and hand wash unit. Light point.

LANDING

Access to bedrooms and bathroom. Loft hatch and light point.

BEDROOM ONE *3.39m x 3.31*

uPVC double glazed bay window to the front elevation with radiator beneath. Light and power points.

BEDROOM TWO *3.32m x 2.28m*

uPVC double glazed bay window to the rear elevation with radiator beneath. Light and power points.

BEDROOM THREE *2.32m x 2.26m*

uPVC double glazed bay window to the front elevation with radiator beneath. Light and power points.

BATHROOM

uPVC double glazed window to the rear elevation. Corner panel bath, low level wc and pedestal hand wash basin. Fully tiled to walls and floor. Radiator and light point.

OUTSIDE

To the front of the property is a low maintenance block paved garden and driveway providing off road parking. To the rear of the property is an enclosed garden with patio and area laid to lawn.

