



- THREE BEDROOMED
- SEPARATE DINING ROOM
- SHOWER ROOM
- SEPARATE DINING ROOM
- WELL PRESENTED

- END TERRACE
- FITTED KITCHEN
- CONSERVATORY
- POPULAR LOCATION
- uPVC DOUBLE GLAZED



Property Description

**** FAMILY BUYERS** SEPARATE DINING ROOM** CONSERVATORY** CLOSE TO TRANSPORT CONNECTIONS ** WELL PRESENTED THROUGHOUT **** Saltsman and Co Estate agents welcome to the open market this well presented and maintained three bedroomed end terrace family home. This property is situated in a highly regarded residential area within walking distance to the popular Delamere Park. Situated on a generous corner plot the accommodation briefly comprises; entrance porch, entrance hall, lounge, dining room, kitchen, and conservatory to the ground floor. Three bedrooms, shower room and wc to the first floor. This family home has been well cared for by its current owners and is ready for any buyer to move straight into and make their own making it an ideal purchase for a wide range of buyers. Conveniently located within a short distance of local amenities, popular primary/secondary schools and public transport/ motorway junctions. To the front of the property is an enclosed low maintenance garden to the rear of the property is an enclosed larger than average garden with patio and decorative gravel area with central feature and area laid to lawn. This property is uPVC double glazed and warmed via electric heaters. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

ENTRANCE PORCH

uPVC double glazed front entrance door with leaded and stained glass design. Laminate flooring. Front entrance door opening into the entrance hall.

ENTRANCE HALL *11'04 x 4'24*

Access to all ground floor accommodation. Stairs providing access to all first floor accommodation. Laminate flooring, light and power points.

LOUNGE *15'42 x 11'96*

uPVC double glazed bay window to the front. The grand feature fire has a detailed surround and complementary hearth. Decorative dado rail and picture rail. Laminate flooring, light and power points.

DINING ROOM *11'3 x 9'47*

uPVC double glazed doors opening into conservatory. Laminate flooring. light and power points.

KITCHEN *9'73 x 8'47*

uPVC double glazed window to the rear elevation with double sink and drainer unit beneath. Fitted with a range of wall and base units with complementary worksurface over with inset four ring electric hob with oven/ grill below and extractor above. Plumbing for washing machine and space for free standing fridge freezer. Tiled to splash back areas, laminate flooring, light, and power points.

CONSERVATORY *12'59 x 9'93*

uPVC double glazed and brick built construction. uPVC double glazed doors providing access to the rear garden. Tiled floor, light and power points.

LANDING *8'80 x 5'93*

uPVC double glazed window to the side elevation with wall heater beneath. Access to bedrooms, shower room and wc.

BEDROOM ONE *12'45 x 12'11*

uPVC double glazed window with wall mounted heater beneath. Fitted wardrobes and matching drawers. Light and power points.

BEDROOM TWO *12'18 x 11'33*

uPVC double glazed window with wall mounted heater beneath. Fitted wardrobes and matching drawers. Light and power points.

BEDROOM THREE *6'53 x 5'93*

uPVC double glazed window with wall mounted heater beneath. Light and power points.

SHOWER ROOM *8'18 x 4'70*

uPVC double glazed window. Enclosed shower cubicle with wall mounted shower. Vanity handwash unit with storage below. Tiled to walls and light point.

WC *4'92 x 2'53*

uPVC double glazed window . Low level wc with push button flush. Tiled to walls and light point.

OUTSIDE

To the front of the property is an enclosed low maintenance garden to the rear of the property is an enclosed larger than average garden with patio and decorative gravel area with central feature and area laid to lawn.

