



2 Cherry Tree Road, Bradley, LL11 4DN

O.I.R.O £230,000

Ideal first time buyer/family home presented to an excellent standard with NO ONWARD CHAIN. Located in the popular village of Bradley with various local amenities including Welsh & English schools and supermarkets close by. Well presented 3 Bedroom semi detached house comprising of a Lounge/Diner with double doors leading to a conservatory and a fitted kitchen on the ground floor. To the first floor there are 3 bedrooms and a family bathroom. To the front of the property there is a driveway providing ample off road parking, an enclosed rear garden and a single garage.

Viewing is essential to appreciate all this property has to offer, don't miss out - Call Olivegrove on 01978 750234 to arrange a viewing.

Extended Entrance Hallway



UPVC part glazed front door with side panel and two UPVC double glazed windows to either side. Wood effect flooring, radiator and coving. Door to storage cupboard housing electric and gas meter with shelving and coat hooks. Stairs rising to first floor. Doors off.

Open Plan Living / Dining Room 23'6" x 13'8" max (7.17 x 4.19 max)



UPVC double glazed bay window to the front elevation. Radiators, coving, chrome switches and sockets. TV point, ceiling & wall lights, wood effect flooring. Wooden surround fireplace with stone effect hearth/back drop. Door to a good sized under stairs cupboard. Arch through to dining area, Door to Kitchen and bifold doors to:

Conservatory 10'6" x 8'6" (3.21 x 2.61m)



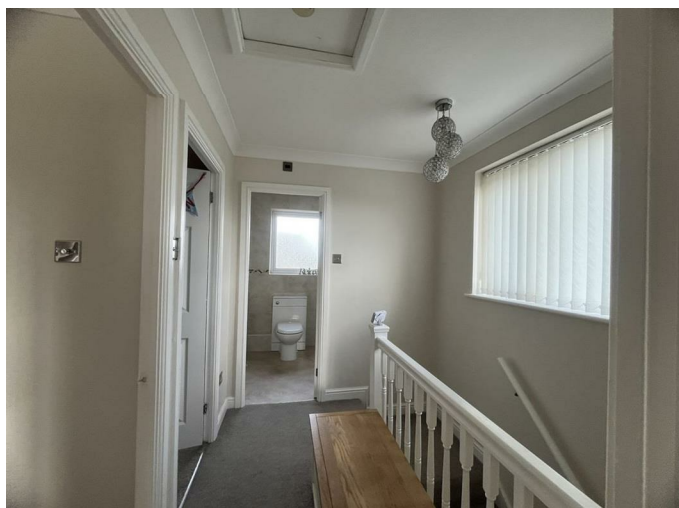
Dwarf wall with UPVC double glazed windows to two sides and UPVC double glazed French doors leading out to the rear garden. Radiator, wood effect flooring and inset spotlights.

Kitchen 9'10" x 8'1" (3.02 x 2.47m)



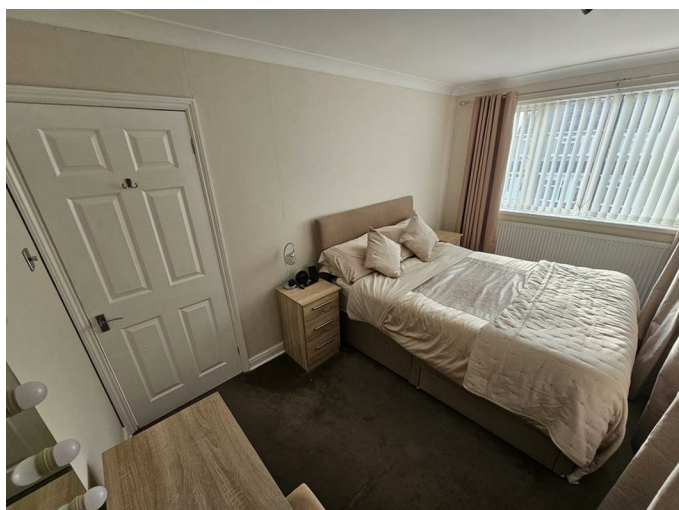
UPVC double glazed window to the rear and a glazed UPVC door to the rear. Fitted kitchen with wood effect fronts comprising of wall, base and drawer units with complimentary worktops. Stainless steel sink with chrome mixer tap over. Integrated Zanussi electric fan oven and induction hob, integrated Bosch dishwasher, and integrated Hotpoint fridge. Space for washing machine. Coving, brushed steel sockets and switches. Part tiled walls and tiled floor, Wall mounted Worcester gas boiler.

Stairs / Landing



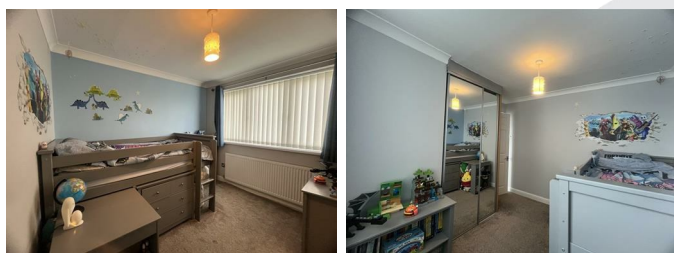
UPVC double glazed window to the side elevation. Access to attic which is boarded. Coving, chrome sockets and switches. Doors off.

Bedroom 1 13'5" x 9'11" (4.10 x 3.04m)



UPVC double glazed window to the front elevation. A range of fitted wardrobes. Radiator, chrome sockets and switches.

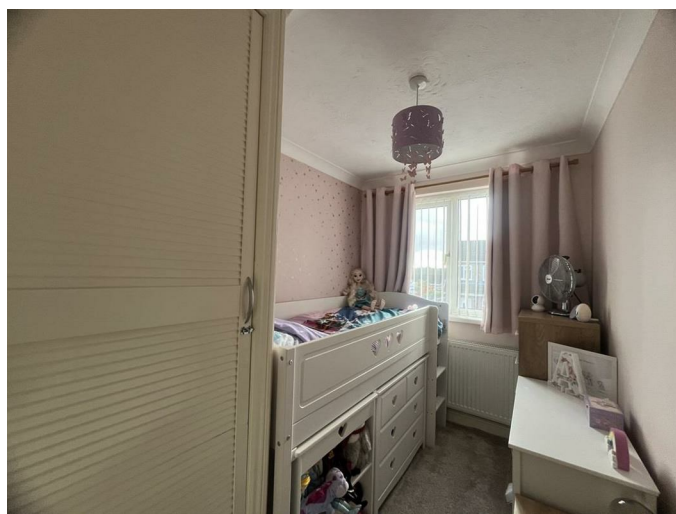
Bedroom 2 9'11" x 9'11" max (3.04 x 3.04m max)



UPVC double glazed window to the rear elevation.

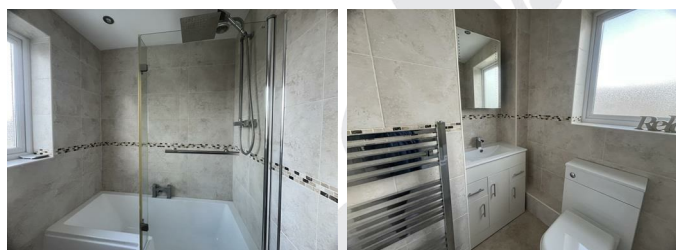
Mirrored front fitted wardrobes. Coving, radiator, chrome sockets and switches.

Bedroom 3 9'11" x 6'7" max (3.04 x 2.02m max)



UPVC double glazed window to the front elevation. Radiator, coving, chrome sockets and switches. Door to a large storage cupboard providing a great storage space with shelving.

Bathroom 8'9" x 5'5" max (2.67 x 1.66m max)



UPVC double glazed window to the rear elevation. White bathroom suite comprising of a vanity basin and WC, an L-shaped bath with glazed panel and shower over. Ceiling spotlights, an LED mirror cabinet with an integrated shaver socket, a towel radiator and extractor fan. Vinyl floor and fully tiled walls.

Front

A good sized driveway providing off road parking for at least 2 cars. Front garden is mainly laid to lawn with stone edged borders containing various shrubs. Outside light and double metal gates leading to a single detached garage and further parking. Gate to rear enclosed garden.

Rear



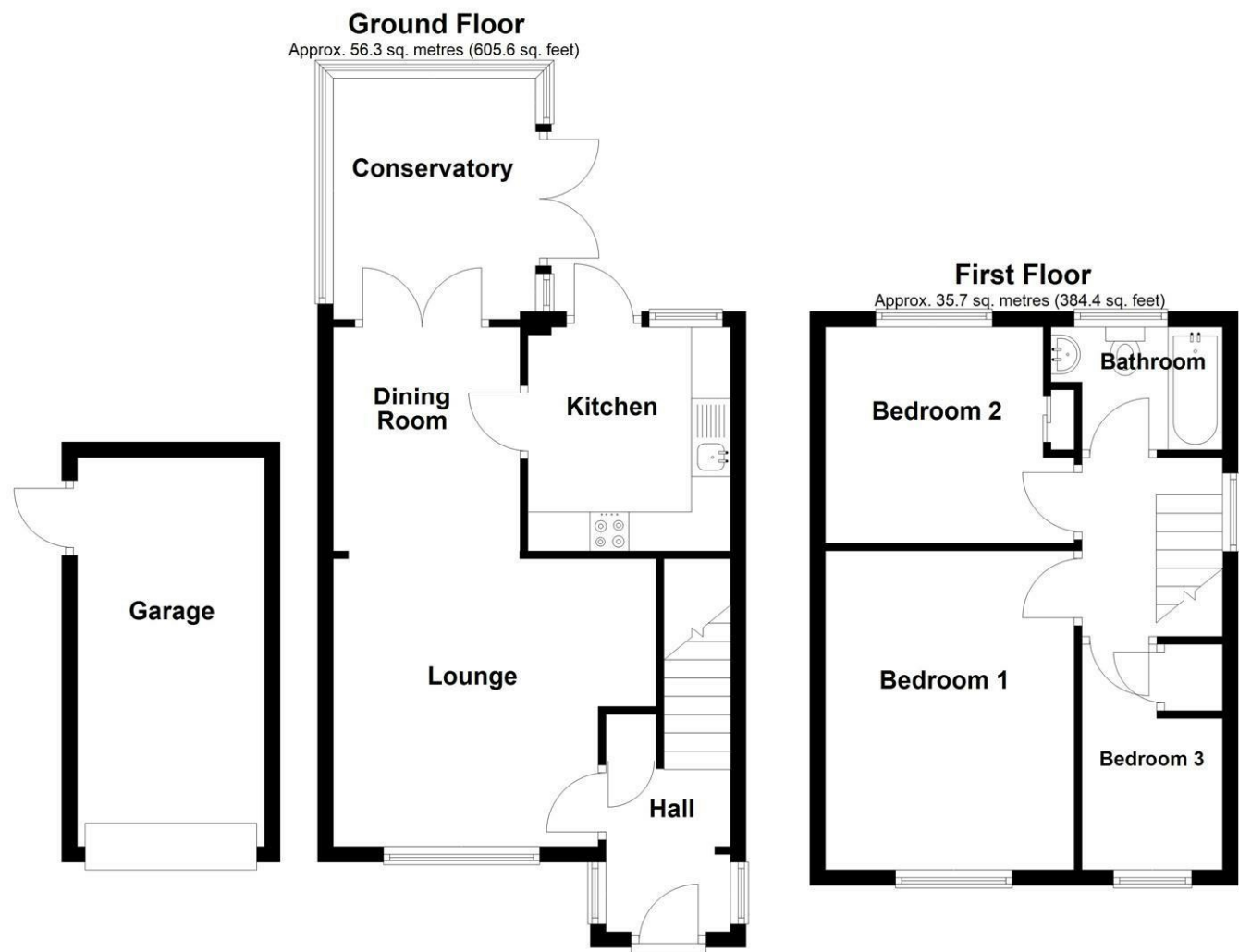
Mainly laid to lawn with paved path and stone edged border containing a variety of plants. Fencing leading to a lovely private decking area ideal for bbq and entertaining. Security light, outside tap.

Garage

Up and over door. UPVC double glazed personnel door to the side and UPVC double glazed window to the rear. Power and lighting.



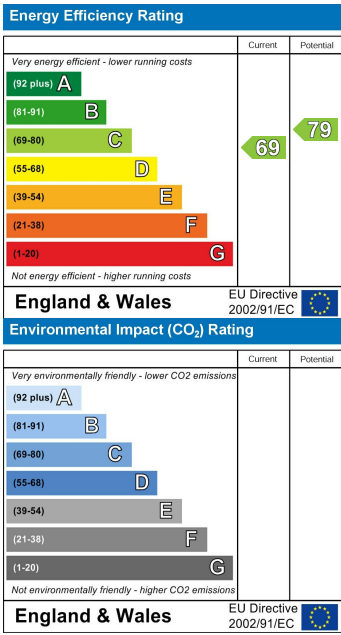
Floor Plan



Area Map



Energy Efficiency Graph



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