



New windows and exterior doors in 2022

Lovely kitchen completed in 2022

Boasts three spacious bedrooms

Driveway for off-street parking

Walking distance to town and schools

Stylish new bathroom installed 2022

Can be sold fully furnished if desired

Large open plan lounge and diner

Low maintenance garden, perfect for children

Offers good value for money

Located in a quiet residential area, is this spacious three-bedroom home. The larger style than some of the others in the area, the property features three spacious bedrooms. This will be an excellent choice of home for a first-time buyer, a couple or with three bedrooms it will be perfect for a family. The property is just a 10 minute walk from the town centre and numerous schools are within easy reach, including Orgill School, which is just a stones throw from the property. There's been lots of improvements to the property in recent years, with new windows and exterior doors installed in 2022. A new kitchen and stylish bathroom were also completed in 2022. As you arrive at the property you will notice the well-maintained front garden, which has a spacious lawn and is securely fenced around making it perfect for those with children as they can play safely in the garden. At the rear, there is a gated driveway which provides off-street parking. Step inside you find yourself in the hallway which leads through to the spacious, light and airy open plan lounge and diner. The kitchen also features plenty of space and has solid wood flooring. Heading up to the first floor the landing leads to all three bedrooms and the stylish bathroom. As an added benefit the current vendor is happy to sell the property virtually as seen with the beds, white goods and living room furniture included in the sale. For more information or to arrange a viewing please get in touch and we will be happy to help.

ACCOMMODATION

Hallway

The hallway is accessed by a stylish uPVC door, with a central frosted glass panel and full height frosted side panel, which allows plenty of light. The hallway has a feature arch, a radiator and leads to the lounge/diner, the kitchen and there are stairs to the first floor landing.

Lounge

The spacious lounge has more than enough room to be used as a lounge and diner. There is lots of natural light, with large, uPVC double glazed windows located at either end of the room, and each has a radiator neatly placed below. There is also a coal effect gas fire set on a tiled hearth, with matching tiled insert and wooden surround. There is a door at the far end of the room which leads back into the kitchen.



Kitchen

This modern kitchen incorporates a range of wall and base units, with a contrasting worktop and tiled splash backs. There is a built-in electric oven, with a separate gas hob and extractor in place. There is a stainless steel sink with drainer board and mixer tap. The kitchen has a cupboard, which discreetly houses the Baxi boiler and there is an additional, under stairs storage cupboard. There is solid wood flooring, a radiator and a uPVC double glazed window. A half-glazed uPVC door leads out to the driveway at the rear.



First floor landing

The landing benefits from an airing cupboard and leads to all three bedrooms, the bathroom and the loft.

Bedroom one

A spacious double bedroom benefiting from a built-in wardrobe. There is modern laminate flooring, a radiator and a uPVC double glazed window to the front.

Bedroom two

A good-sized second bedroom with a radiator and a uPVC double glazed window looking out over the rear.

Bedroom three

The third bedroom is certainly a generous size, no box room here! There is a radiator and a uPVC double glazed window.



Bathroom

This modern bathroom comprises of a P-shaped bath, with matching curved glass screen, mixer tap and shower, with both rainfall and hand-held shower heads. There is a toilet and pedestal hand wash basin, with a modern mixer tap. The bathroom features a designer heated towel rail, easy clean PVC panelling on the walls and ceiling and there is an extractor and two uPVC double frosted windows.

Exterior

At the front of the property, there is a spacious garden which is laid to lawn and is securely fenced and walled around, with gated access. The garden is ideal for those who have children or pets that like to wander. At the rear, there is a driveway which provides off-street parking, and the drive has gated access. There is also a path leading from the gate up to the door at the rear. A garden shed provides useful storage for things like bikes or garden equipment.

TENURE

We have been informed by the vendor that the property is freehold.

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MORTGAGES

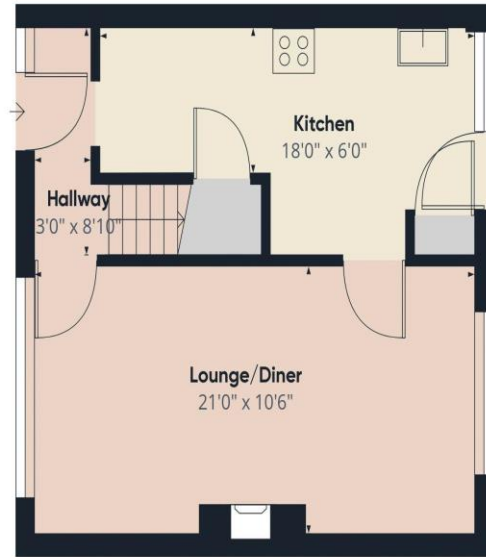
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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

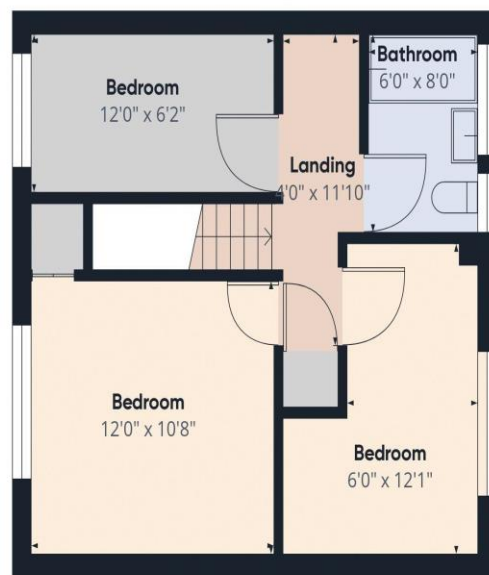






Ground Floor

Approximate total area⁽¹⁾
824.73 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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