



**Perfect home for first-time buyers, couples and families**

**Within walking distance of schools, shops, post office and chemist**

**Located in a quiet residential area**

**Double doors opening up to the kitchen/diner**

**Eye-catching, first floor family bathroom**

**Offers fantastic value for money**

**Boasts parking and a large garage**

**Spacious, tastefully decorated lounge**

**Kitchen/diner has lots of space and French doors to the garden**

**Three when presented bedrooms, two with fitted wardrobes**

This home will suit so many people as it has so much to offer. Perhaps you're looking for somewhere with three bedrooms, or a low maintenance garden, or perhaps you need a large garage, then this could be the home you have been looking for. The property certainly offers great value for money and we expect interest to be high. Located on a quiet residential road, the property is set in a convenient location, as it is within easy reach Westfield Nursery and primary School and St Gregory's Catholic primary School. Not only that, just a two minutes walk from the property and you will find a takeaway, post office, convenience store and pharmacy.

The property itself has a pleasant, low maintenance garden to the front and a larger garden to the rear which feels relatively private and has plenty of space to sit out and enjoy a drink or a barbecue with friends and family. The garden is securely fenced around, making it perfect for those with children and pets. You will also notice the garage, which is larger than average and has a pedestrian door to the side, and would make an ideal workshop if desired. Step inside you'll find yourself in the front porch which leads through to the hallway. The hallway provides access to the spacious lounge which is tastefully decorated and has lots of natural light. A lovely feature of the lounge is the double doors that open up to the kitchen/diner. Here you will find a spacious room, with a modern kitchen that has lots of storage for all your needs. You will certainly be drawn to the French doors that open out to the rear. Heading up to the first floor, you will find three well presented bedrooms, two of which boast fitted wardrobes, providing fantastic storage. The family bathroom has plenty of style and is conveniently located on the first floor. Due to the value for money this property offers, we expect interested to be high, so please get in touch before missing out.

## ACCOMMODATION

### Front porch

The front porch is accessed via a stylish composite door with frosted glass panel and there is also a frosted window, which allows plenty of natural light into the porch and the hallway beyond. The front porch has tiled flooring and plenty of space for a shoe and coat rack. A uPVC door with frosted glass panel and full height frosted side window leads through to the hallway.

### Hallway

The hallway benefits from a handy double socket, phone point and a radiator. A half glazed door leads to the lounge and there are stairs to the first floor landing.

### Lounge

The tastefully decorated, light and airy room has decorative coving, and a radiator is neatly placed below a uPVC double glazed window that looks out over the front garden. Another lovely feature is the double doors which open up to the open plan kitchen/diner.

### Kitchen/diner

This spacious room has ample space for a breakfast or dining table and chair set. The kitchen has plenty of storage with a wide range of wall and base units, with a complementary worktop and matching splash backs. There is a built-in electric oven, with a separate gas hob, stainless steel splash back and stainless steel extractor canopy above. A 1.5 stainless steel sink with drainer board and mixer tap, is set below a uPVC double glazed window that looks out onto the garden at the rear. For convenience, the kitchen boasts an integrated fridge and freezer. There is decorative coving, a radiator and an under stairs storage cupboard. uPVC French doors allow in additional natural light and open up to the rear of the property.

### First floor landing

The first floor landing leads to all three bedrooms, the bathroom and the loft which is boarded.



### Bedroom one

This spacious double bedroom boasts a full-length, three door fitted wardrobe, which provides a tremendous amount of storage. There are USB charging points, a radiator and a uPVC double glazed window.

### Bedroom two

A second double bedroom which, like the master, boasts a three-door fitted wardrobe, providing plenty of storage. The room has a radiator and a uPVC double glazed window that looks down onto the garden at the rear.

### Bedroom three

The third bedroom would also make an ideal home office or dressing room if desired. There is a built-in cupboard, a radiator and a uPVC double glazed window.

### Bathroom

This eye-catching bathroom has plenty of style, with its black finishes. There is a bath with glass screen, black mixer tap and black shower above, a toilet and pedestal hand wash basin. The bathroom has a designer, black column radiator, ceiling spotlights and boasts fully tiled walls. There is a uPVC double glazed frosted window which allows in light, whilst offering privacy and tile effect flooring.

### Garage

The property boasts a large garage with an up and over door. There is lighting and power points. The garage has plenty of space for a workstation if required.

### Exterior

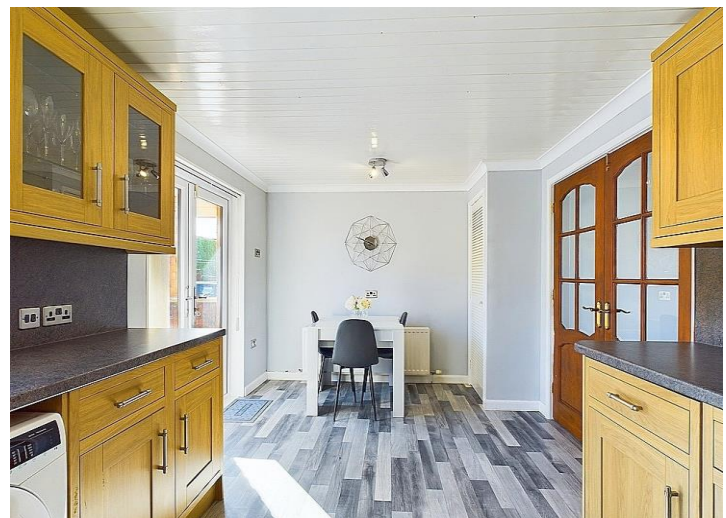
At the front of the property, there is a low maintenance garden with bedding areas. Along the side of the property there is a shared drive which leads through block paved drive in the rear, in turn leading to the garage. The garden has been designed with ease of maintenance in mind and is laid with block paving. The garden is relatively private in a quiet place in which to enjoy the sun trap. It is a mixture of fenced in walled around but is securely making it the perfect choice for those with children or wandering pets.

### TENURE

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

### COUNCIL TAX BAND A

### EPC D



## LOW FEES, LOCAL EXPERTISE

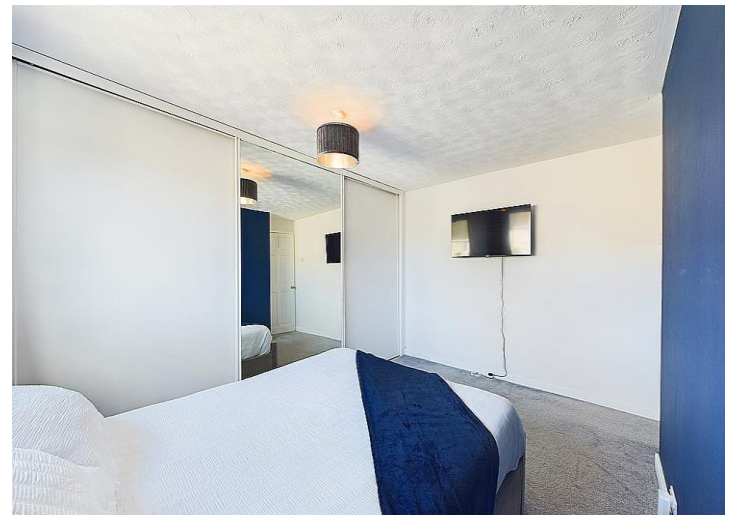
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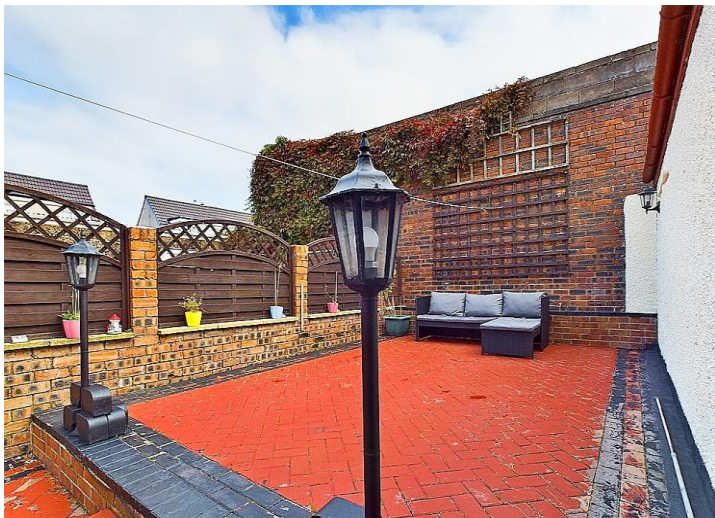
## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## NOTE

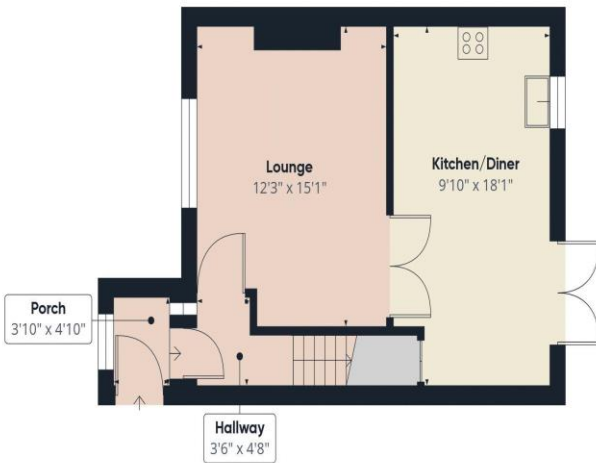
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.





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Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>m</sup>  
1106.53 ft<sup>2</sup>



Ground Floor Building 2

standard.  
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