





FANTASTIC TWO BEDROOM PROPERTY SITUATED IN THE HEART OF KIRK SANDALL AND IS BEAUTIFULLY PRESENTED THROUGHOUT. This delightful house is within easy reach of all local amenities and M18 access. You will not be disappointed when you view this home which offers deceptively spacious accommodation and open plan ground floor living. The property briefly comprises of entrance hallway, L-shaped open plan, living/dining kitchen, stairs to the first floor landing, two spacious bedrooms, modern shower room, three allocated parking spaces and enclosed rear garden with storage outbuilding. AVAILABLE WITH NO UPWARD CHAIN AND A GREAT BUY IN DN3.

ENTRANCE HALL

3' 7" x 3' 3" (1.11m x 1.00m) This lovely home is accessed via the front facing double glazed frosted door to the entrance hallway, with storage cupboard, laminate flooring and a door to the lounge.

LOUNGE/DINER

10' 4" x 16' 7" (3.15m x 5.06m) Open plan reception space with open access to the kitchen, providing a great entertaining living space, rear facing double glazed sliding doors lead to the enclosed rear garden, radiator, electric log effect feature fireplace, stairs to the first floor landing and under stairs storage area.

KITCHEN

5' 11" x 10' 7" (1.82m x 3.23m) Fabulous kitchen with a range of fitted units at both eye and base level, work surfaces with matching splash backs incorporating a single bowl sink with drainer, four ring gas hob with glass splash back, electric single oven, plumbing for a washing machine, space for an American style fridge/freezer, wall mounted boiler unit, front facing double glazed window and open access to the living/dining area.



STAIRS

Leading from the lounge to the first floor landing.

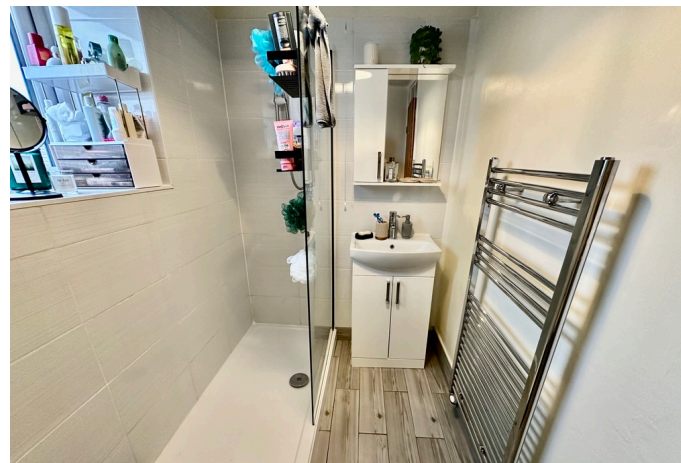
LANDING

2' 7" x 8' 3" (0.79m x 2.54m) Providing access to both bedrooms/shower room, loft access point and the loft space is partially boarded.

BEDROOM

7' 9" x 13' 5" (2.38m x 4.10m) Fantastic double bedroom with storage cupboard, coving to the ceiling, radiator, laminate flooring and rear facing double glazed window.







BEDROOM

8' 2" x 8' 6" (2.50m x 2.61m) Further spacious bedroom with front facing double glazed window, radiator and coving.

SHOWER ROOM

4' 10" x 8' 2" (1.49m x 2.49m) Nicely presented shower room with low flush WC, wash hand basin within a vanity unit, heated towel radiator, mirrored storage cabinet, walk in shower area with glass screen, electric shower unit, partially tiled walls, tiled flooring and front facing double glazed frosted window.



FRONT GARDEN/DRIVEWAY

Open shared access to two parking areas, side access via a path to the gate leading to the rear garden, lawned/pebbled area and further access to the secondary parking area to the rear of the property.

REAR GARDEN

Central lawn, raised decking area, fence/wall enclosed, side access gate, shed and external storage building with power point.

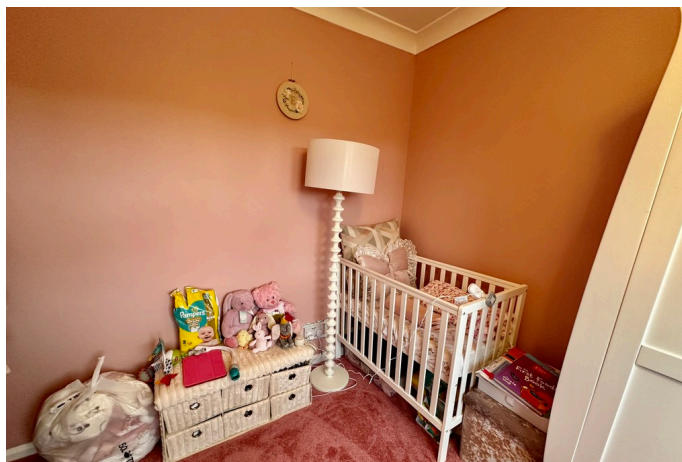
NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

SERVICES: MAINS





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		