

86 Hunters Ridge, Brackla

£250,000

A beautifully presented three bedroom semi detached property • Lovingly maintained with contemporary fitted kitchen and bathroom • Offering deceptively spacious accommodation throughout • Conveniently situated close to reputable schools, local amenities, shops, play park and woodland walks • Generous enclosed, private rear garden • Off road parking for two vehicles ahead of an integral single garage • An ideal purchase for growing families or first time buyers

DanielMatthew
ESTATE AGENTS



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Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:
D





Hall

The property is entered via a UPVC and glazed panel door into the entrance hall, with slate effect tiled flooring and an obscure UPVC double glazed window to the side. An internal doorway leading from the hall gives access into the lounge/diner.

Lounge/diner

The bright and spacious lounge/diner extends the entire length of the property, benefitting from UPVC double glazed windows to both the front and rear aspects, laminate wood flooring, with a central fixed staircase offering an abundance of under stair storage.

Kitchen

The recently upgraded kitchen has been fitted with a matching range of modern base and wall mounted units, with a brushed stainless steel sink unit with swan neck mixer tap, integrated electric oven with four burner gas hob, integrated slim line dishwasher, wood effect vinyl flooring and integrated fridge/freezer. The room is flooded with natural light from a UPVC double glazed window to the rear, with a UPVC pedestrian door to the side providing access to the garden.

Landing

The landing features fitted carpet flooring continuing from the fixed staircase. Natural light flows through an obscure UPVC glazed window to the side and the landing gives access to all three bedrooms and the shared bathroom.



Bedroom One

The spacious double bedroom is situated to the front of the property, benefitting from a large UPVC double glazed window to the front, providing elevated views and offers fitted carpet flooring.

Bedroom Two

The second large double bedroom has a continuation of the same fitted carpet flooring as the landing area and offers a large UPVC double glazed window to the rear, enjoying views of the garden.

Bedroom Three

The well proportioned third double bedroom has a continuation of the same fitted carpet flooring as the landing area and benefits from a UPVC double glazed window to the front, offering the same views as bedroom one.

Bathroom

The generous modern fitted bathroom has been fitted with a contemporary white four piece suite comprising; panel bath, vanity wash hand basin with cupboard storage below, low level WC and enclosed double shower cubicle with mains powered rainfall shower. The room further benefits from two UPVC obscure double glazed windows to the rear, a wall mounted heated towel rail and herringbone wood effect vinyl flooring.

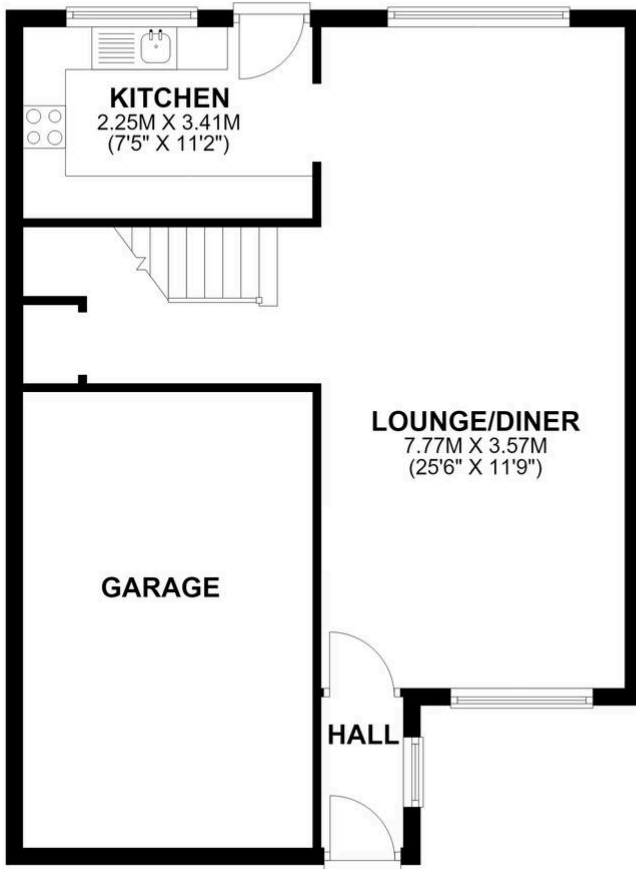
Rear Garden

The impressive enclosed rear garden offers a family friendly space to enjoy, with two paved patio areas, one adjacent to the property and the other at the rear boundary. The garden is mainly laid to lawn, with a stepping stone pathway and a tiered gravel section, ideal to create a raised plant bed.





GROUND FLOOR



FIRST FLOOR



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