



Total area: approx. 89.6 sq. metres (964.0 sq. feet)



Gladstone Road | Farnborough Village | BR6

Guide Price £450,000 - £475,000

- Period halls adjoining Semi
- Excellent schools and transport
- Family bathroom & en-suite to 1st bedroom
- Spacious kitchen
- Requiring some updating
- 2 double bedrooms
- Enormous lounge/dining room
- Great family garden



GUIDE PRICE £450,000 - £475,000. A STUNNING PERIOD HALLS ADJOINING SEMI-DETACHED HOME. Oozing charm and much potential this is a truly rare opportunity to buy a lovely family home in a much sought-after location in Farnborough village. The property is within the catchment area for well-considered schools, local shops and services in the High Street and a short walk to the much comprehensive shops and facilities in Locksbottom. The property is deceptively spacious with a massive lounge/dining room, a very sizable fitted kitchen, 2 excellent sized bedrooms with the master bedroom benefiting from an en-suite shower room and a family bathroom. The rear garden is delightful and plenty of space for a family to enjoy. This property offers fantastic potential to extend in so many ways, including to the rear and into the loft, subject to planning. The property is partly double glazed and centrally heated and is offered onto the market in good condition throughout. This property is set to attract much attention and we therefore recommend your prompt attention to avoid disappointment. NO FORWARD CHAIN.

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Gladstone Road, Farnborough Village, BR6



Porch

Enclosed porch with tiles flooring leading to front door.

Entrance door

Front door opening onto a very spacious and light lounge/dining room.

Lounge/dining room

24'7" x 14'2" (7.49m into bay x 4.32m)
Excellent sized and well-proportioned room with bay window to the front, window to the rear, staircase to first floor with a storage cupboard under, feature display fire place, coved ceiling, radiators and fitted carpets. Double doors to the kitchen.

Kitchen

10'8" x 9'7" (3.24m x 2.93m)
Double glazed windows to the side and rear, double glazed door to the side into the garden, ceramic sink unit with swan neck tap, a full range of wall and base unite, cupboards and drawers, extensive working surfaces with splash back tiling, integrated oven and hob, space for a fridge and a freezer, plumbing for a washing machine and dishwasher. Vinyl flooring.

Landing

Access to all accommodation, airing cupboard, fitted carpets.

Bedroom 1

13'7" x 12'4" (4.14m x 3.76m)
2 Multi pane windows to the front, built in wardrobes, coved ceiling, fitted carpets, and radiators. Opening onto the en-suite shower room. Access to loft.

En-suite shower

Half tiled walls, shower cubicle, wall mounted wash hand basin.

Bedroom 2

10'8" x 9'11" (3.24m x 3.02m)
Double glazed window to the rear, coved coining, fitted carpets,

Bathroom

8'7" x 6'5" (2.62m x 1.96m)
Double glazed frosted window to the rear, panelled bath with mixer taps and shower extension, low level WC, wash hand basin, vinyl flooring, radiator and extractor fan.

Rear garden

Excellent family sized garden, with a patio area, traditional lawn, flower beds and borders, mature plants and shrubs, a further patio area at the rear with a shed, side access to the front via a gate.

Front garden

Small but attractive front garden with wooden fencing.

