



Sherfield Drive, Cochrane Park
Offers over **£265,000**

**JACK
HARRISON
ESTATES**

A SUPERB 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE SHERFIELD DRIVE, COCHRANE PARK WITHIN CLOSE PROXIMITY OF SEVERAL LOCAL AMENITIES AS WELL AS ROUTES TO BOTH THE CITY CENTRE AND THE COAST.

The beautifully appointed accommodation comprises: Entrance porch, lounge, dining room and kitchen. To the first floor there are 3 bedrooms and a luxury family bathroom/WC.

Additional benefits include gas central heating and double glazing. Externally, there are gardens to the front and rear, a driveway to the front and an attached garage.

Entrance porch: Double glazed entrance door, double glazed windows and hardwood floor.

Lounge: 14'6 x 11'3: Double glazed bay window to the front, single and double radiators, alcoves, telephone point, television point, laminate floor and an archway to the dining room.

Dining room: 7'5 x 16'1: Laminate floor, radiator and double glazed French doors to the garden.

Kitchen: 9'8 x 10'4: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and hob, extractor hood, space for dishwasher, part tiled walls, double radiator, double glazed window and door to the rear and a door to the garage.

First floor landing: Carpet and double glazed window to the side.

Bedroom 1: 13'0 into bay x 10'2 into alcoves: Double glazed bay window to the front, alcoves, radiator and laminate floor.

Bedroom 2: 9'6 x 10'1: Double glazed window to the rear, carpet and radiator.

Bedroom 3: 7'1 x 7'0: Double glazed window to the front, double radiator and laminate floor.

Bathroom/WC: 7'3 x 6'7: White 3 piece suite comprising a panelled bath with rainfall shower over, hand basin and WC. Tiled walls, tiled floor, heated towel rail and double glazed frosted windows to the side and rear.

Front garden: Lawned garden and driveway.

West facing rear garden: Laid mainly to lawn with a decked patio area, flower, tree and shrub borders, and fenced boundaries.

Garage: Attached.

