





15 Wash Beck Close

- FOUR BEDROOM END OF TERRACED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- NESTLED IN A CUL-DE-SAC ON WASH BECK CLOSE
- DINING ROOM WITH DOUBLE DOORS TO GARDEN
- MASTER BEDROOM WITH EN-SUITE
- FITTED KITCHEN & USEFUL UTILITY
- SPACIOUS LAWNED GARDEN WITH PATIO AREA
- DRIVEWAY FOR 2 VEHICLES & EV CHARGER

Delighted to present this beautifully presented four bedroom end of terraced house, nestled in a peaceful cul-de-sac on Wash Beck Close.

The welcoming entrance leads to a light and elegant living room, perfect for relaxing or entertaining, while the fitted kitchen flows into a spacious dining room - complete with double doors that invite natural light and create a wonderful setting for family meals. The adjoining utility room adds everyday convenience, and a practical store room provides valuable extra space. Upstairs, the first floor offers a generous landing leading to the master bedroom with an en-suite, three further well-proportioned bedrooms, and a family bathroom.

The property is further enhanced by a spacious lawned garden with a patio area, ideal for outdoor enjoyment and gatherings. With a driveway providing off-street parking for two vehicles and the added benefit of an EV Charger, this home combines comfort, practicality, and style in a sought-after location. Early viewing is highly recommended to fully appreciate all this delightful family home has to offer.





GROUND FLOOR

Entrance

Kitchen 12' 10" x 9' 2" (3.90m x 2.80m)

Living Room 13' 9" x 12' 10" (4.20m x 3.90m)

Dining Room 18' 4" x 7' 10" (5.60m x 2.40m)

Utility 8' 6" x 7' 10" (2.60m x 2.40m)

Store 7' 10" x 6' 7" (2.40m x 2.00m)

FIRST FLOOR

Landing

Bedroom One 15' 9" x 10' 10" (4.80m x 3.30m)

En-suite 4' 11" x 4' 3" (1.50m x 1.30m)

Bedroom Two 12' 6" x 7' 10" (3.80m x 2.40m)

Bedroom Three 12' 10" x 8' 6" (3.90m x 2.60m)

Bedroom Four 12' 10" x 9' 10" (3.90m x 3.00m)

Bathroom 6' 3" x 5' 11" (1.90m x 1.80m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

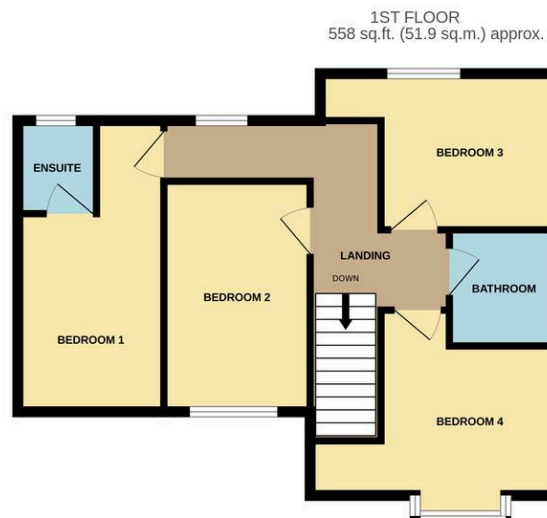
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





TOTAL FLOOR AREA: 1134 sq.ft. (105.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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