



Greenways Walk, Tollgate Hill

Guide Price £240,000 – £250,000

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- Mid-terrace
- Two bedrooms (2nd bedroom is a cot room)
- Popular Tollgate Hill district
- uPVC framed double glazed windows
- L-shaped living/dining room
- Generous size main bedroom
- Allocated parking space
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'E'

A great opportunity to purchase a two-bedroom mid-terrace home located within a peaceful cul-de-sac in Tollgate Hill, ideal for first-time buyers or buy-to-let investors, and offered to the market with no onward chain.

Approaching the home, you will find a small green leading to an enclosed porch with ample space for shoes and coats. A composite front door opens into the L-shaped living/dining room, offering space for lounge furniture as well as a small dining table and chairs, with a window to the front.

Adjacent to the dining area is the kitchen, fitted with a range of wall and base units, an integrated electric oven, ceramic hob and extractor hood over, and space and plumbing for a washing machine and fridge/freezer. A window overlooks the rear garden. Situated off the living room is a door leading to the spacious rear garden.





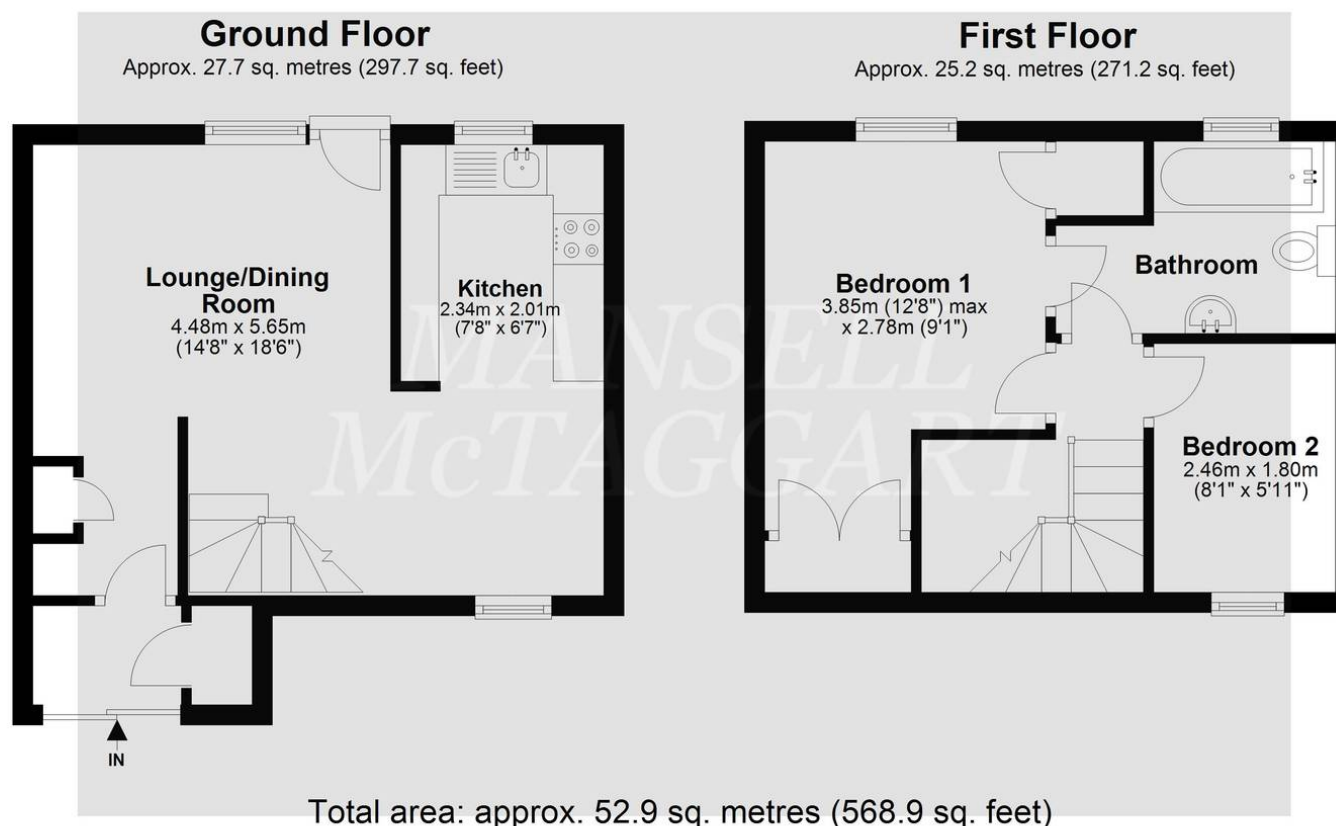
A wrought-iron staircase in the living room leads to the first-floor landing, providing access to both bedrooms and the family bathroom. Bedroom one is a double room with ample space for furniture, and access to the loft. Bedroom two is a small single room overlooking the front aspect.

The bathroom comprises a panel-enclosed bath with shower unit over, low-level WC, pedestal wash hand basin, heated towel rail, and frosted window to the rear.

Outside, the property benefits from a private rear garden with a southerly aspect, planted borders, and gated rear access, all enclosed by wooden panel fencing. The property also benefits from an allocated parking space.

NO ONWARD CHAIN.





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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