

West Way, Three Bridges

Guide Price £500,000 - £525,000

MANSELL McTAGGART

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- A three-bedroom semi-detached house
- Walking distance from Three Bridges train station
- Bright and airy rear extension with Velux windows
- Driveway parking for multiple vehicles
- Dual aspect open plan living
- Brick feature fireplace with fitted log burner
- Corner plot with private rear garden
- Council Tax Band 'D' and EPC 'D'

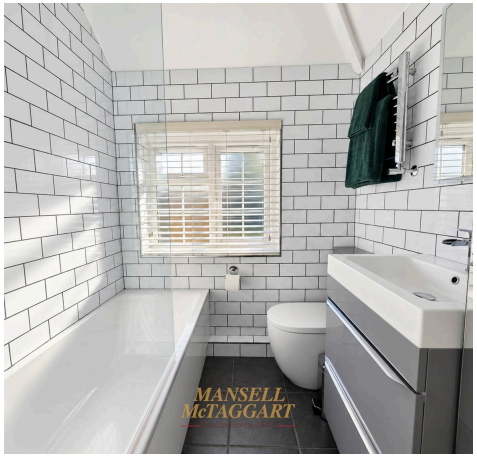
A three-bedroom semi-detached house, situated in a convenient location within Three Bridges.

Upon entering the property, you are greeted with an entrance lobby with stairs rising to first floor and a downstairs cloakroom. A door on your right takes you through to the dining room with a window to the front. The dinning room currently holds a 8-seater table alongside other freestanding furniture.

Following through a set of French doors is the extended kitchen/breakfast room, which is fitted with wall and base units incorporating cupboards and drawers with work tops over, space for a rangemaster style cooker with extractor hood over and Velux windows above. Completing the downstairs accommodation is the living room which features an open fireplace with attractive brick surround, currently fitted with a log burner.



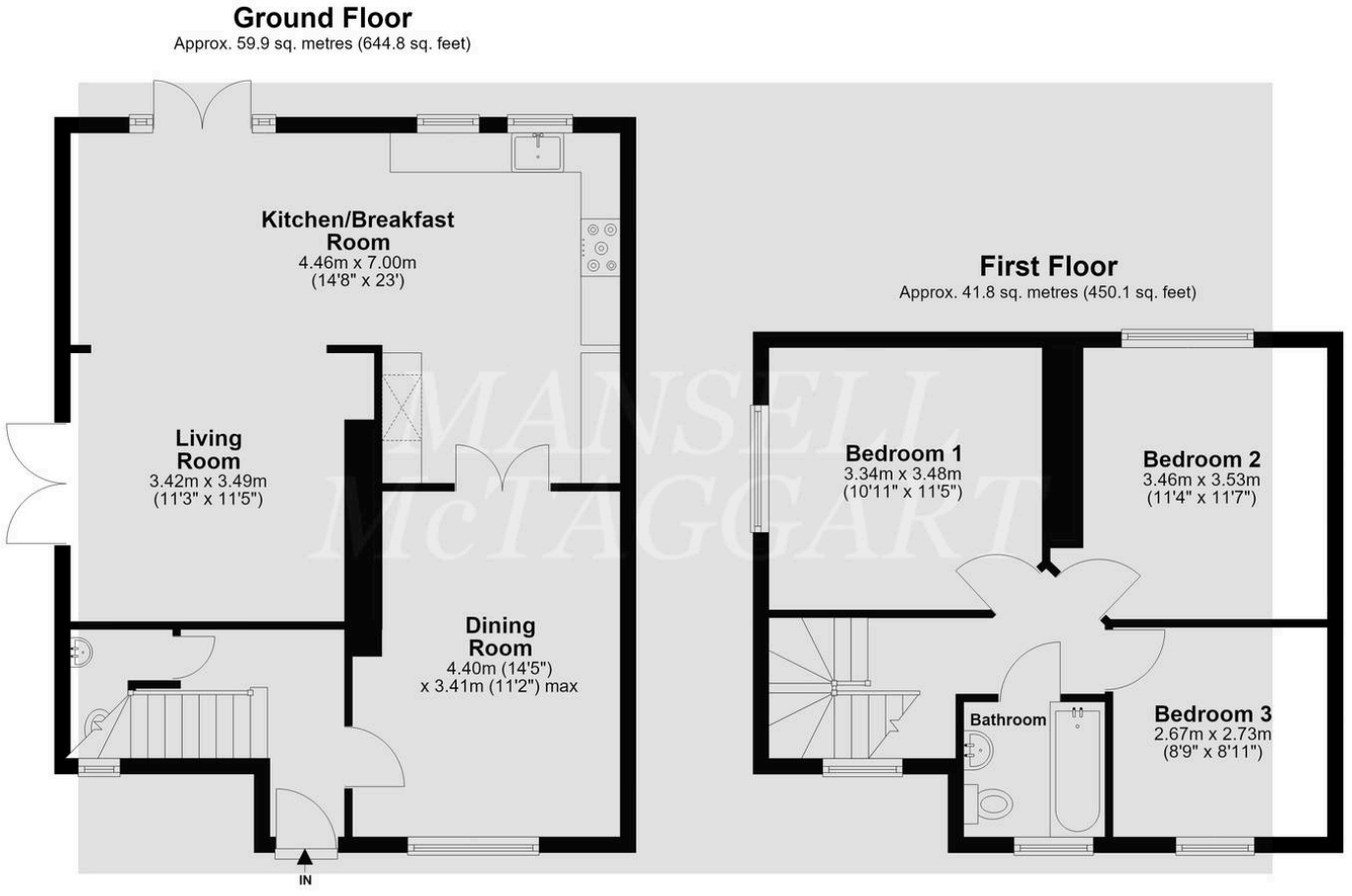






Stairs from the entrance lobby take you to the first-floor landing giving access to all three bedrooms, family bathroom and the loft. Bedrooms one and two are both set at the back of the property overlooking the rear garden. The third bedroom is a small double, overlooking the front aspect. The family bathroom is fully tiled in a modern suite, compromising of panelled bath with a waterfall show unit above and glass shower screen, vanity sink unit with storage beneath, high mounted towel rail and a window.

Outside the property is accessed via a driveway providing parking at the front house with a front garden mainly made up from gravel. The rear garden is of a generous size being mainly laid to lawn with a patio area abutting the foot of the property, all enclosed by wooden fencing with mature tree borders.



Total area: approx. 101.7 sq. metres (1094.8 sq. feet)

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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