



GRACE ESTATE AGENTS are delighted to present this three-bedroom semi-detached home that offers spacious and practical accommodation, making it an ideal choice for first-time buyers or growing families.

The property features a generous lounge providing a comfortable space to relax and entertain, alongside a convenient downstairs cloakroom for added practicality. Upstairs, there are three well-proportioned bedrooms served by a first floor family bathroom.

Externally, the home benefits from off-road parking and a detached single garage, offering excellent storage and parking solutions. Conveniently located with easy access to local transport links, amenities, and commuter routes, this property combines comfort, convenience, and excellent everyday living.

Entrance Hall

Access to the lounge, dinning room, cloakroom and stairs to the first floor.

Lounge

15'2" x 10'10" (4.63 x 3.32)

Two double glazed windows to front aspect, double glazed window to side aspect and electric fire.

Dining Room

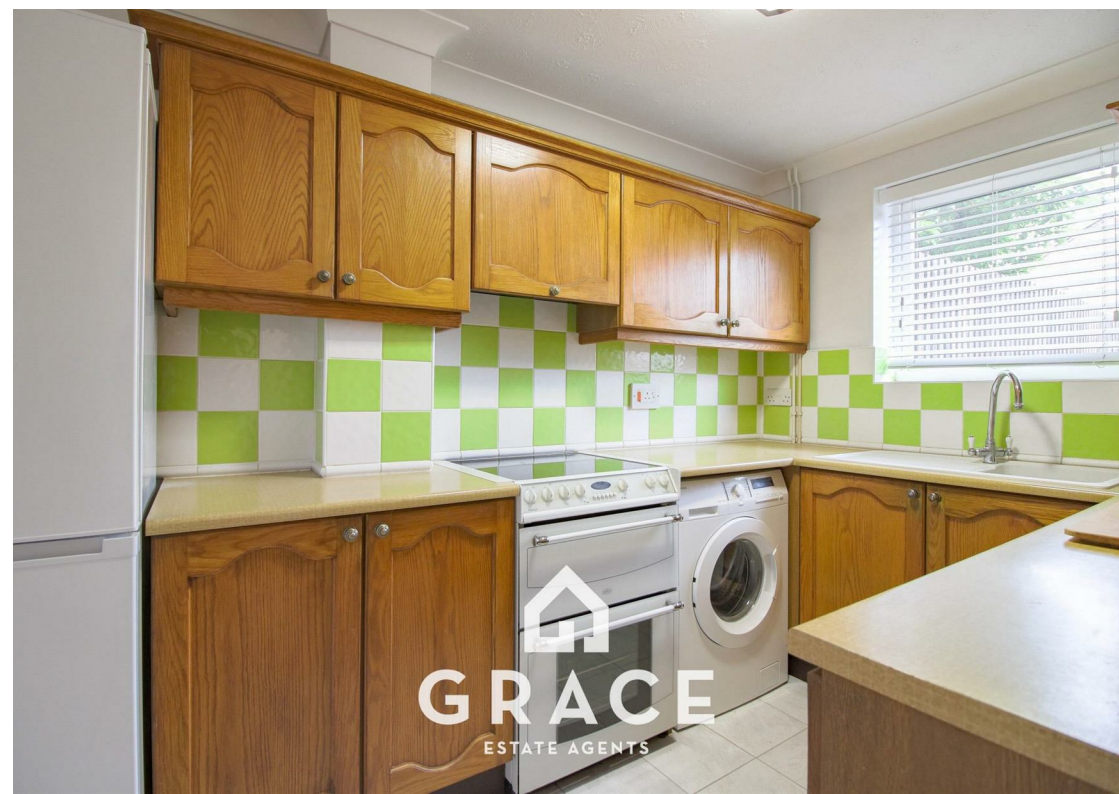
9'3" x 9'4" (2.84 x 2.85)

Double glazed window to rear aspect, radiator, tiled flooring, double glazed Upvc door to rear aspect and access to the kitchen.

Kitchen

12'7" x 6'11" (3.85 x 2.12)

Double glazed window to rear aspect, matching eye level and base units with worktop over. Tiled flooring and splashback. Space for Fridge freezer, washing machine and single oven. Radiator, single bowl sink with side drainer and two storage cupboards.





Cloakroom

4'7" x 3'10" (1.41 x 1.19)

Low level WC, hand wash basin with tiled splash back, double glazed window to side aspect and radiator.

Master Bedroom

11'2" x 10'11" (3.42 x 3.34)

Double glazed window to front aspect and radiator.

Bedroom Two

9'10" x 9'3" (3.00 x 2.84)

Double glazed window to rear aspect, radiator and built in wardrobes.

Bedroom Three

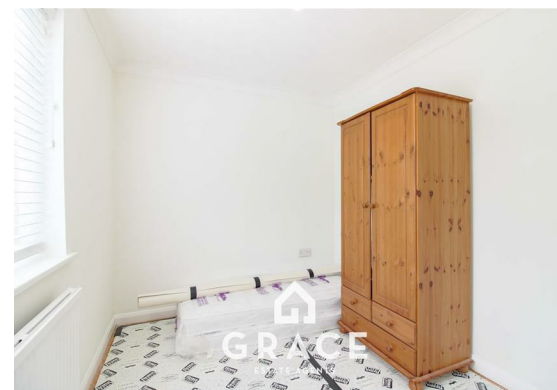
7'7" x 7'4" (2.33 x 2.26)

Double glazed window to side aspect and radiator.

Bathroom

6'4" x 5'6" (1.94 x 1.70)

Double glazed window to rear aspect, heated towel rail, low level WC, hand wash basin, panelled bath with electric shower on riser rail and wood style flooring.



Garage

Single garage with power and up and over door. Parking for one vehicle Infront of the garage.

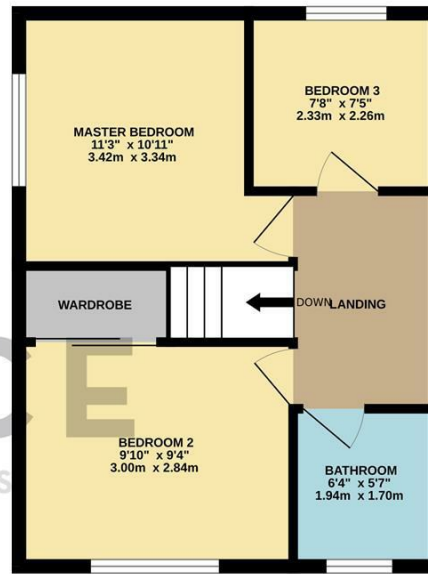
Outside

Rear Garden - Patio from the rear of the property leading to a lawned area. Fenced boundaries and access to the garage/parking space.

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



FIRST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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