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Firbank Crescent

Guide price £350,000 - £360,000

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- Three Bedrooms
- Open Plan Living
- Two Reception Rooms
- Modern Kitchen with Breakfast Bar/Island
- Well Maintained Rear Garden
- Single Driveway
- Close to Local Shops, Schools and Transport Links
- EPC Rating: D



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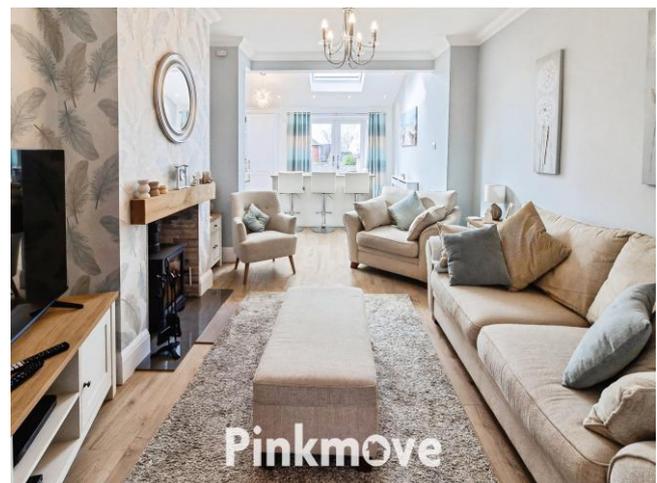
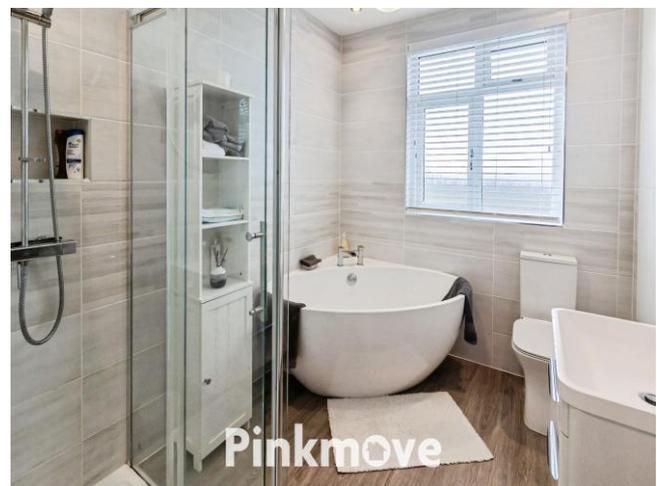
About the property

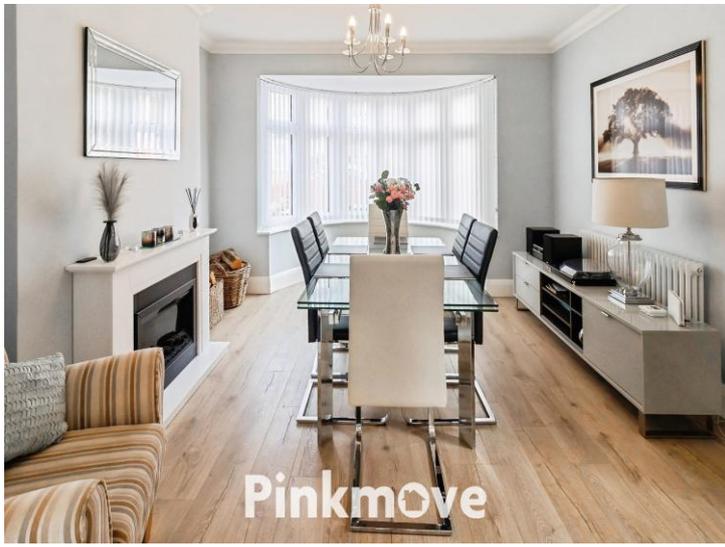
Presenting this beautiful three-bedroom semi-detached home on Firbank Crescent The ground floor is centred around an impressive open-plan layout that begins with an inviting dining room, enhanced by a charming bay window. This flows seamlessly into the lounge area, creating a warm and sociable atmosphere ideal for everyday living. The lounge opens directly into a large, contemporary kitchen, complete with generous worktop and storage space, as well as a practical island that doubles as a breakfast bar. A convenient downstairs WC is neatly positioned under the stairs.

Upstairs, the property offers three versatile bedrooms, all well-proportioned and suitable for family living, guests or home-working. A modern family bathroom completes the first floor accommodation.

To the rear, a fully enclosed and well-maintained garden provides a perfect outdoor retreat, featuring a decked area with pergola, a patio, lawn and a planted barked section, giving added character. The front of the property includes a single driveway and a garden area that offers potential for further enhancement. The property has had a full refurbishment since 2021, including rewire, new windows and doors as well as a new gas boiler and radiators.

Firbank Crescent is ideally located close to a wide range of local amenities, including shops, supermarkets, leisure facilities and the popular Beechwood Park. Well-regarded primary and secondary schools are within easy reach, along with excellent transport links.





Accommodation

Dining Room

11' 11" x 12' 7" (3.63m x 3.84m)

Lounge

12' 1" x 11' 3" (3.68m x 3.43m)

Kitchen

21' 5" x 17' 8" (6.53m x 5.38m)

Max Measurements

Bedroom 1

14' x 11' 5" (4.27m x 3.48m)

Bedroom 2

15' 2" x 11' 5" (4.62m x 3.48m)

Bedroom 3

8' 1" x 7' 1" (2.46m x 2.16m)

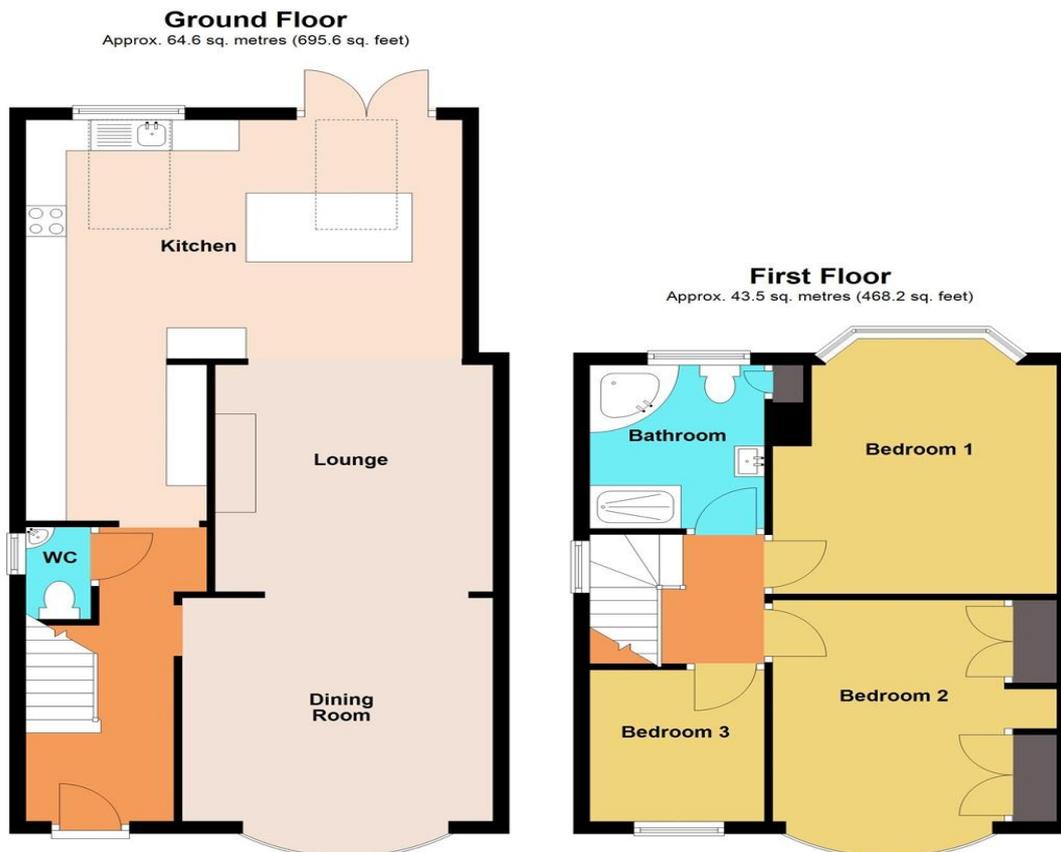
Bathroom

8' 9" x 7' (2.67m x 2.13m)

Downstairs Wc

4' 11" x 2' 8" (1.50m x 0.81m)

Floorplan



Total area: approx. 108.1 sq. metres (1163.8 sq. feet)
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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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