





**Offers in Excess of
£400,000**

Located within the ever sought after location of Whitehouse this three bedroom semi-detached family home is beautifully presented throughout and is offered to the market with many benefits including a kitchen/diner, living room, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor, radiator, door to lounge.

LOUNGE

Double glazed window to front aspect. Radiator, door to kitchen/diner.

KITCHEN/DINER

Double glazed window to rear aspect, double glazed double doors to rear. Range of wall mounted and floor standing units with work surface over, one and a half bowl stainless steel sink with mixer tap, built in oven with gas hob and extractor fan over, integrated washing machine, dishwasher and fridge/freezer, storage cupboard housing wall mounted combination boiler, radiator, door to cloakroom.

CLOAKROOM

Frosted double glazed window to side aspect. Pedestal wash hand basin, low level w.c., radiator.

LANDING

Access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobe, radiator, door to en-suite.

EN-SUITE

Frosted double glazed window to front aspect. Low level w.c., pedestal wash hand basin, radiator, shower unit.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

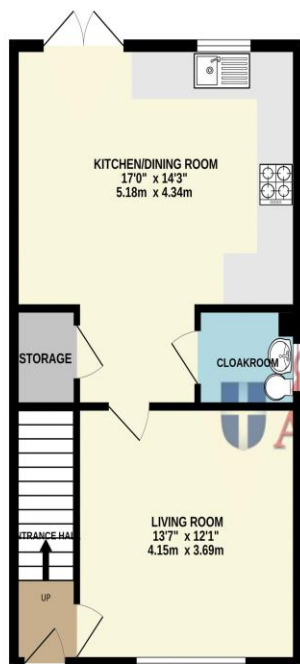
Frosted double glazed window. Low level w.c., pedestal wash hand basin, part tiled walls, panelled bath with shower attachment over, heated towel rail.

OUTSIDE

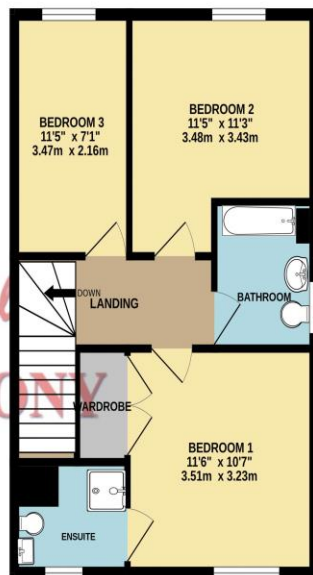
REAR GARDEN

Mainly laid to lawn surrounded by panel fencing, timber storage shed, hardstanding area, gated side access, cold water tap.

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq.ft. (91.9 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 is given as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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