





- WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN LOUNGE/DINING ROOM WITH BAY WINDOW
- LOCATED IN THE SOUGHT AFTER CROSSGATES AREA
- GENEROUS GARDEN WITH STORAGE SHED
- DRIVEWAY FOR APPROX 2 CARS
- MODERN BATHROOM

We are delighted to present this two bedroom semi detached house, ideally situated in the highly sought after Crossgates area.

This charming home offers a spacious open plan lounge and dining room, enhanced by a beautiful bay window that floods the space with natural light and creates a welcoming atmosphere, perfect for both relaxing and entertaining. The kitchen is thoughtfully designed for convenience and style, providing ample storage and workspace. Upstairs, you will find two comfortable bedrooms, each offering a peaceful retreat at the end of the day, along with a contemporary bathroom finished to a high standard.

The property's layout has been carefully considered to maximise both space and comfort, making it well suited to a range of buyers, from professionals to small families. . Outside, the property benefits from a generous rear garden, providing an excellent space for outdoor dining, entertaining or simply relaxing, together with a useful storage shed offering practical additional storage. Additional features include a driveway providing off-street parking for approximately two cars, adding to the overall convenience of this attractive home.





Located within easy reach of local amenities, transport links and reputable schools, this property combines comfort, style and practicality in a prime location. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

GROUND FLOOR

Entrance

Living/Dining

19' 8" x 11' 6" (6.00m x 3.50m)

Kitchen

11' 6" x 7' 10" (3.50m x 2.40m)

FIRST FLOOR

Landing

Bedroom One

11' 6" x 9' 6" (3.50m x 2.90m)

Bedroom Two

11' 6" x 11' 2" (3.50m x 3.40m)

Bathroom

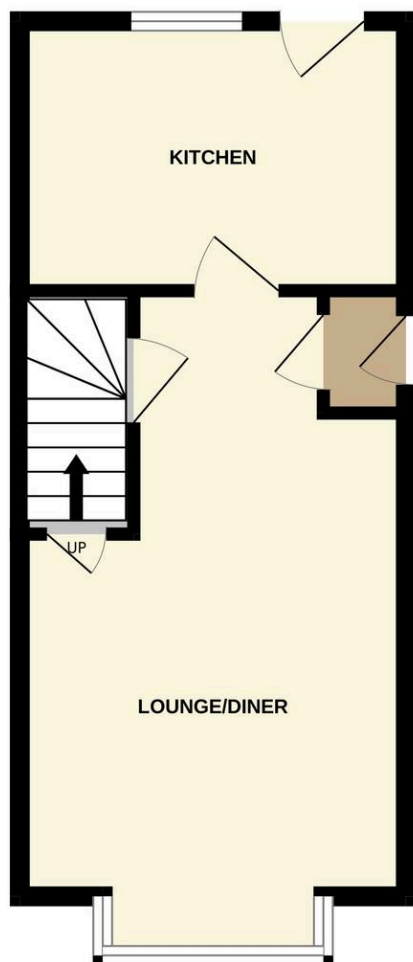
6' 3" x 5' 7" (1.90m x 1.70m)

HMRC

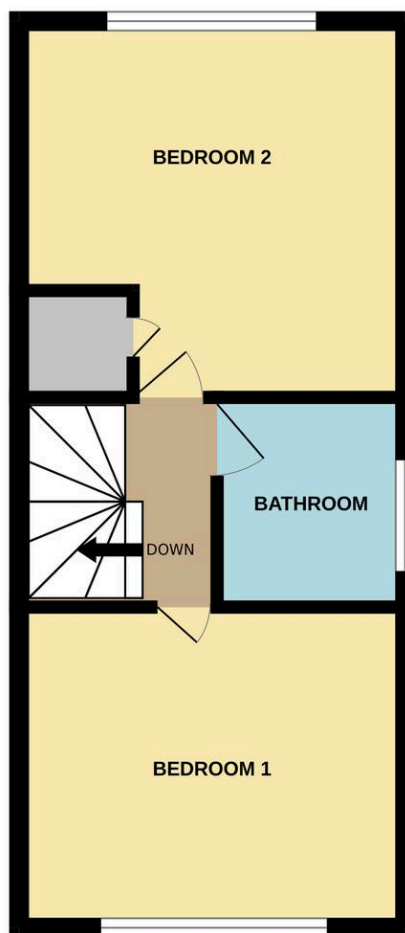
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GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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With you every step of the way



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