





£400,000

A spacious three bedroom semi detached situated on the popular Saints Estate. The property comprises a bay fronted lounge leading to the dining room with the hallway giving access to both the lounge and kitchen whilst the upstairs benefits from a walk in shower room. Through the outbuildings you can enter the over sized rear garden with the front garden offering off road parking for several cars.

Property Description

ENTRANCE PORCH

UPVC door to entrance hall.

ENTRANCE HALL

Stairs to first floor, doors to kitchen and lounge.

LOUNGE

Double glazed bay window to front aspect. Radiator, open to dining room, door to entrance hall.

DINING ROOM

Double glazed window to rear aspect. Radiator, open to lounge and kitchen.

KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, composite sink with mixer tap, upstand, integrated oven and hob with extractor over, space for fridge/freezer, wall mounted boiler, open to dining room and outside storage.

LANDING

Frosted double glazed window to side aspect. Access to loft space, storage cupboard, doors to bedrooms and shower room.

BEDROOM ONE

Double glazed bay window to front aspect. Radiator, built in storage, built in wardrobes.

BEDROOM TWO

Two double glazed window to rear aspect. Radiator, built in storage.

BEDROOM THREE

Double glazed window to front aspect. Built in storage.

SHOWER ROOM

Frosted double glazed windows to side and rear aspects. Low level w.c., vanity wash hand basin, shower cubicle, heated towel rail, tiled wall and floor.

OUTSIDE

FRONT GARDEN

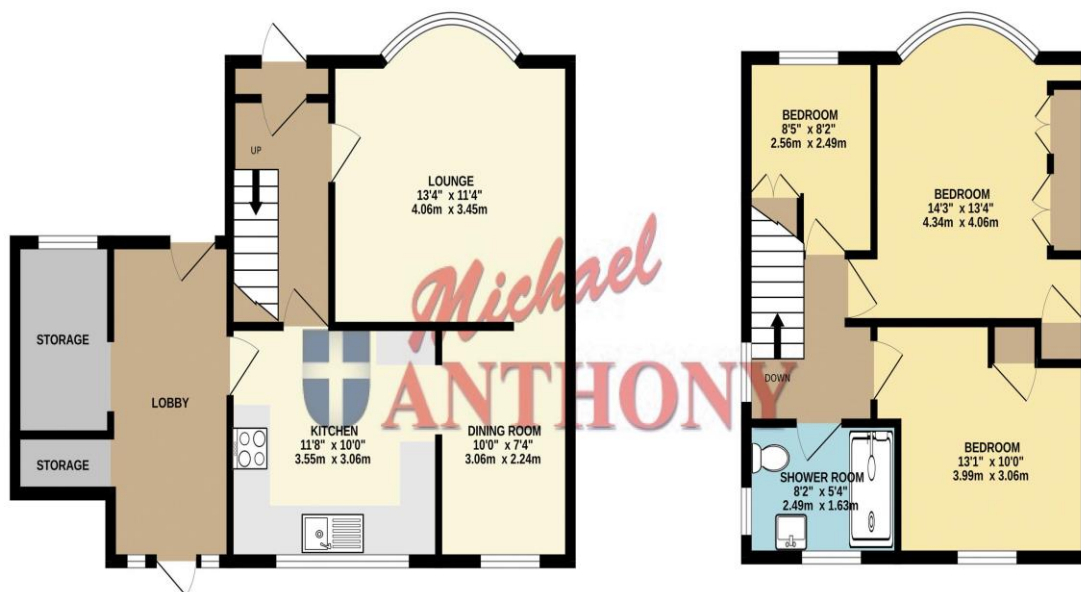
Block paved providing off road parking for several cars.

REAR GARDEN

Mainly laid to lawn with patio area, raised beds, bush and mature tree, enclosed by wooden fencing panels.

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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.

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