



# Church View, Washfield Lane, Treeton, S60 5PU

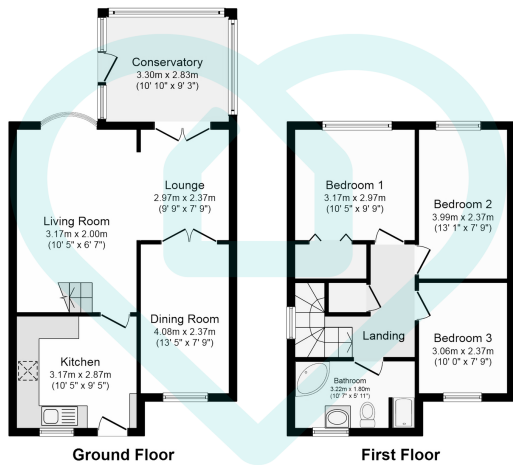
Offers In Region Of £200,000

3 1 4



This attractive three-bedroom stone-effect end town house offers spacious and well-planned accommodation extending to approximately 1,044 sq. ft., making it an ideal purchase for growing families, professional couples and first-time buyers alike. Occupying an enviable end position within a popular residential development, the property benefits from generous living accommodation, a conservatory, enclosed gardens and well-proportioned bedrooms throughout. Upon entering the property, you are welcomed into a practical entrance hall leading through to the fitted kitchen, which is positioned at the front of the home. Offering an excellent range of wall and base units with ample work surface space, the kitchen provides plenty of room for everyday cooking and dining. The spacious living room is the heart of the home, providing a comfortable area for relaxation and family life. Open access leads through to the dining room, creating an excellent space for entertaining or family meals, while the adjoining lounge area enjoys French doors opening into the conservatory. Flooded with natural light, the conservatory offers a versatile additional reception room, perfect as a sitting room, home office or playroom, with pleasant views over the rear garden. To the first floor, the landing gives access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double with fitted wardrobe space, while the second bedroom also provides excellent double accommodation. The third bedroom is ideal as a child's bedroom, nursery, dressing room or home office. The family bathroom is fitted with a modern suite comprising a panelled bath, separate shower enclosure, wash hand basin and low-level WC. Externally, the property enjoys the benefits of an end plot, offering additional privacy together with enclosed gardens that are ideal for children, pets and outdoor entertaining. The property also benefits from gas central heating, double glazing and is conveniently located close to local amenities, highly regarded schools, transport links and open countryside. This beautifully presented home combines generous living space with a practical layout in a highly desirable location, making it an excellent opportunity for buyers seeking a ready-to-move-into family home. Situated in the sought-after village of Treeton, this property enjoys the perfect balance of village charm and excellent commuter convenience. Rich in history and surrounded by open countryside, Treeton offers a welcoming community

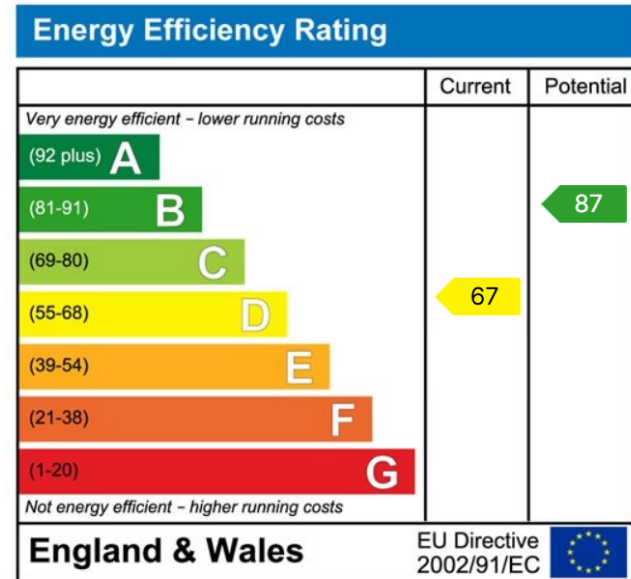




Total floor area 97.0 sq. m. (1,044 sq. ft.) approx  
 This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Attractive stone-effect end town house
- Additional lounge opening into a bright conservatory
- Family bathroom with separate shower
- Gas central heating and double glazing
- Ideal for families, professional couples and first-time buyers
- Three well-proportioned bedrooms
- Modern fitted kitchen
- Enclosed rear garden
- Popular residential location close to schools, amenities and transport links
- Off Road Parking



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