





Property Description

A well-presented three-bedroom double bayed mid-terrace property, situated in the popular residential area of Wyken, offering well-proportioned accommodation ideal for families or first-time buyers.

The ground floor comprises a welcoming lounge featuring a bay window to the front, allowing plenty of natural light, alongside a fitted galley style kitchen and a pleasant conservatory overlooking the rear garden. To the first floor, there are three bedrooms and a fitted shower room.

Externally, the property benefits from a driveway to the front providing off-road parking. To the rear, there is a private garden, along with the added advantage of a garage.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Approach

Double glazed door to;

Porch

Single glazed internal door to;

Entrance Hall

Stairs to first floor, cupboard, radiator and laminate flooring.

Through Lounge/Dining Room

Double glazed bay window to the front elevation, laminate flooring and sliding doors to conservatory.

Conservatory

Double glazed windows and double glazed door opening onto the rear garden.

Fitted Kitchen

Range of wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation.

First Floor Landing

Doors to;

Bedroom One

Double glazed bay window to the front elevation, built-in wardrobes and radiator.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the front elevation and radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet, heated towel rail and double glazed window to the rear elevation.

Outside

Front Of Property

Driveway providing off road parking.

Rear Garden

Patio area beyond being laid to lawn with borders, an outside w/c and gated rear access.

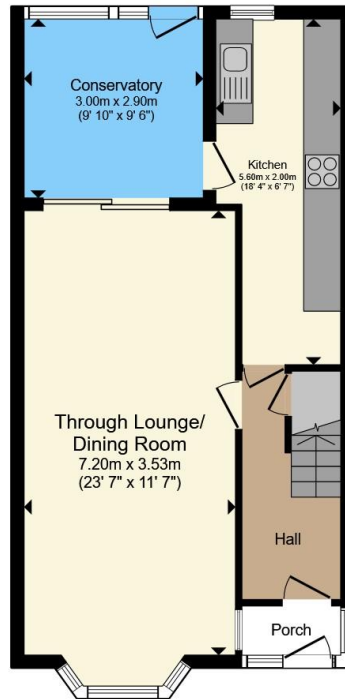
Garage

Up & over door.

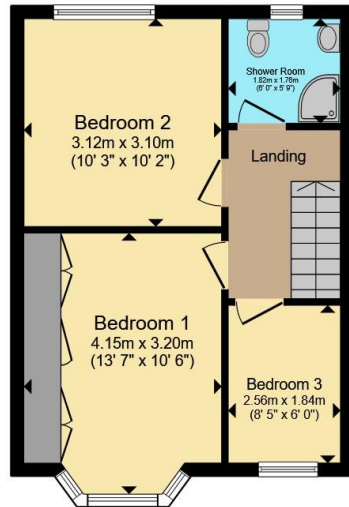
Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor

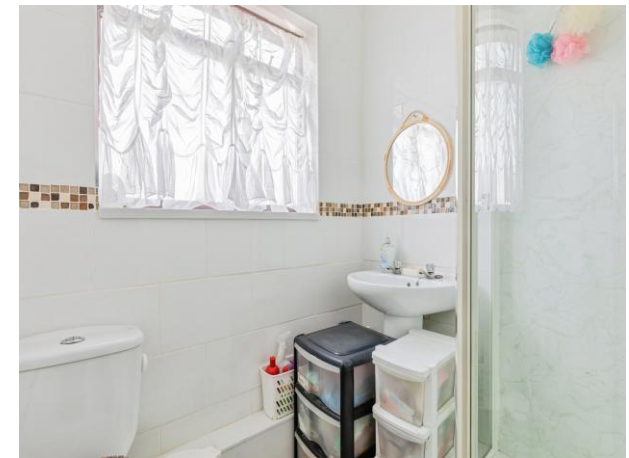


First Floor

Total floor area 89.7 m² (965 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: G Council Tax
Band: B

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Tenure: Freehold



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