PCM
ESTATE AGENTS

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Offers In Excess Of £299,950

PCM Estate Agents are delighted to present to the market this THREE BEDROOM, TWO BATHROOM, MODERN TERRACED HOUSE, situated on this sought-after development built by the Park Lane Property Group and having the remainder of a 10 year new build warranty. Modern comforts include gas fired central heating, double glazing and ALLOCATED PARKING.

The property is deceptively spacious and provides well-appointed accommodation throughout. To the ground floor there is an OPEN PLAN MODERN KITCHEN-LOUNGE-DINING ROOM providing an ideal space for contemporary family living, together with a DOWNSTAIRS WC. To the first floor the landing provides access to the MASTER BEDROOM with BUILT IN WARDROBE and EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS and a modern family bathroom.

Externally the property benefits from a LOW-MAINTENANCE REAR GARDEN featuring two patio areas, ideal for outdoor dining and entertaining, together with an area of lawn and enjoying a SUNNY ASPECT.

Located within easy reach of popular schools and local amenities, this property is a well-presented MODERN HOME on a DESIRABLE RESIDENTIAL DEVELOPMENT. Viewing is essential to fully appreciate the overall space, accommodation and position on offer, please contact the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE HALL
Electric consumer unit, radiator, doors opening to:

DOWNSTAIRS WC
Low level dual flush wc, wash hand basin with storage below, chrome heated towel rail, extractor fan.

KITCHEN-DINING-LOUNGE AREA
32'2 x 14'3 (9.80m x 4.34m)
Modern fitted kitchen with a range of eye and base level units, four ring gas hob with extractor above, electric oven, integrated washing machine and dishwasher, space for tall fridge freezer, stainless steel sink with mixer tap, radiator, tiled flooring, stairs rising to the first floor landing, double glazed window to front aspect. Dining-lounge area having wall mounted thermostat, under stairs storage cupboard, radiator, double glazed sliding patio doors opening onto the rear garden.

FIRST FLOOR LANDING
Light tunnel allowing natural light to flood into the landing, doors to:

BEDROOM
13'1 x 11'1 (3.99m x 3.38m)
Radiator, built in wardrobe with hanging space and shelving above, double glazed window to front aspect, door to:

EN-SUITE
Walk-in shower, low level dual flush wc, wash hand basin, chrome heated towel rail, extractor fan, frosted double glazed window to front aspect.

BEDROOM
12'5 max x 7'4 max (3.78m max x 2.24m max)
Radiator, double glazed window to rear aspect.

BEDROOM
12'5 x 6'6 (3.78m x 1.98m)
Radiator, double glazed window to rear aspect.

BATHROOM
Panelled bath with mixer tap, separate shower enclosure, low level wc, wash hand basin, part tiled walls, heated towel rail, light tunnel allowing natural light to enter.

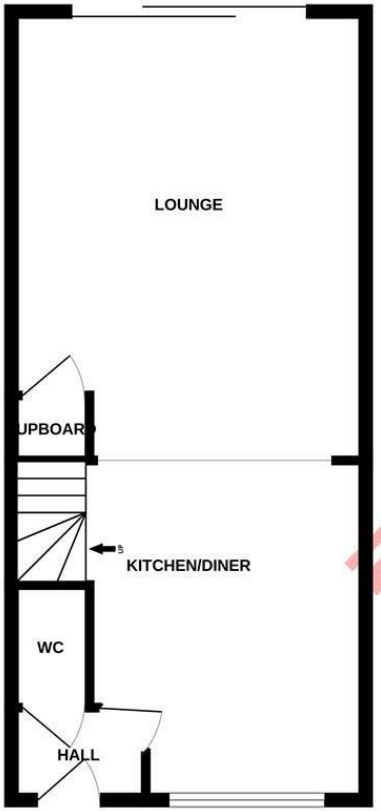
PARKING
Allocated parking space.

REAR GARDEN
Patio area providing the perfect space for dining and entertaining, area of lawn, further patio space with storage shed, gated access to the rear.

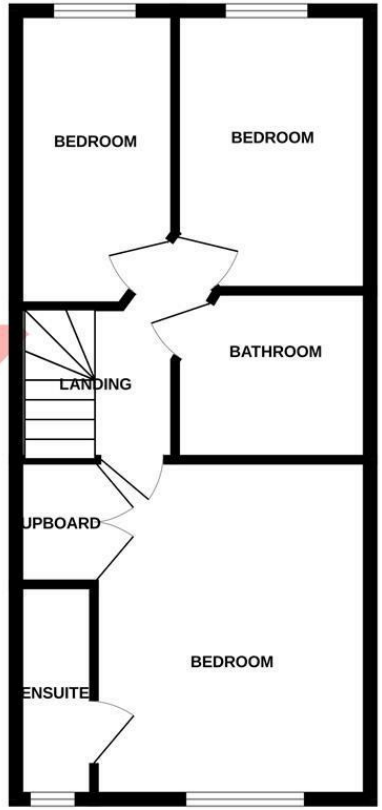
AGENTS NOTE
The vendor advises us that there they pay between £150-£200 per annum to a management company for the development. This is for the upkeep of the Road including electricity, communal garden area, the alleyway at the rear and a little walkway that leads to Frederick Road.

Council Tax Band: C

GROUND FLOOR



1ST FLOOR



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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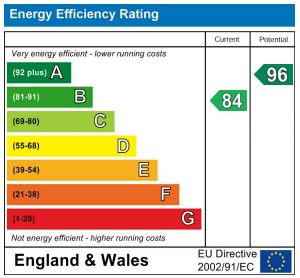

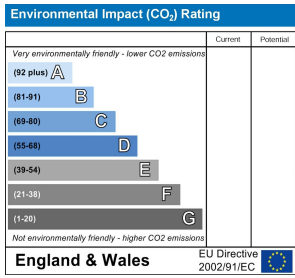

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.