





Property Description

Offered to the market with no onward chain, this well-presented three-bedroom semi-detached property is ideally situated within the popular Priors Hall development, making it a fantastic opportunity for first-time buyers, families, or investors alike.

The accommodation begins with a welcoming entrance hall, providing access to a convenient downstairs W.C. and staircase rising to the first floor. The generous sitting room offers a comfortable and well-proportioned living space, perfect for relaxing or entertaining. To the rear of the property, the home opens into a modern open-plan kitchen/dining area, featuring ample worktop and cupboard space, with room for family dining. French doors from this space provide direct access to the garden, allowing for a seamless indoor-outdoor flow.

To the first floor, the landing gives access to three bedrooms and the main family bathroom. The principal bedroom benefits from its own en-suite shower room, creating a private retreat. Bedroom two is a further good-sized double, while bedroom three lends itself well as a single bedroom, nursery, or home office. The family bathroom is fitted with a three-piece suite.

Externally, the property enjoys a rear garden with gated side access, comprising a patio seating area and a lawn, ideal for outdoor entertaining and family use. The home is also complete with allocated parking.

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

Entrance Hall

Entrance door to the front, stairs to the first floor, laminate flooring.

Cloakroom

Wash hand basin, low level WC, radiator.

Lounge

Window to the front, laminate flooring, radiator.

Kitchen

Window and French patio doors to the rear, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and hob with cooker hood, integrated appliances, spot lights, laminate flooring, radiator, under stairs cupboard.

First Floor

Landing

Airing cupboard.

Bedroom One

Window to the front, built in cupboards, radiator, carpet flooring.

Ensuite

Walk in shower cubicle, wash hand basin, low level WC, tiled splash backs.

Bedroom Two

Window to the rear, radiator, carpet flooring.

Bedroom Three

Window to the rear, radiator, carpet flooring.

Bathroom

Window to the front, bath with mixer tap and shower attachment, shower screen, wash hand basin, low level WC, tiled splash backs.

Externally

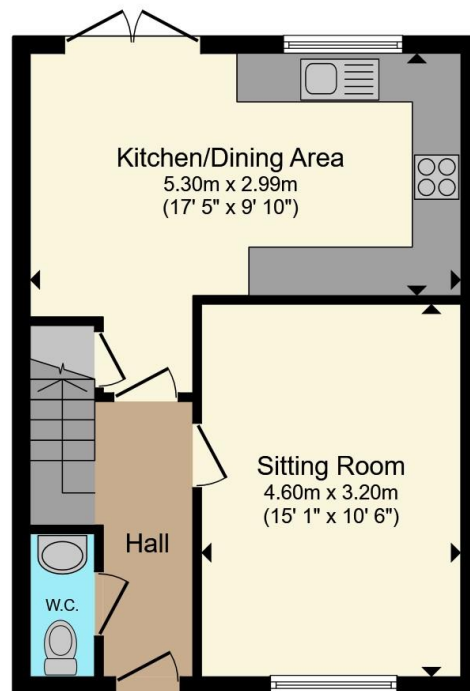
Rear Garden

Fully enclosed by brick wall and timber fencing, gated side access, patio area, raised flower beds, laid to lawn.

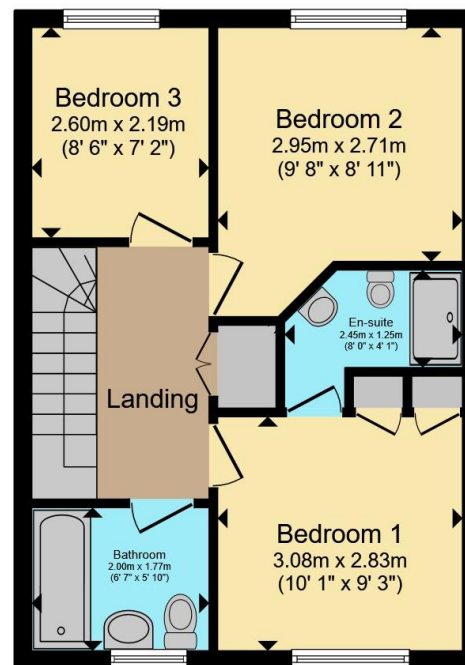








Ground Floor



First Floor

Total floor area 81.7 m² (879 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: B Council Tax
Band: C

Tenure: Freehold

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