

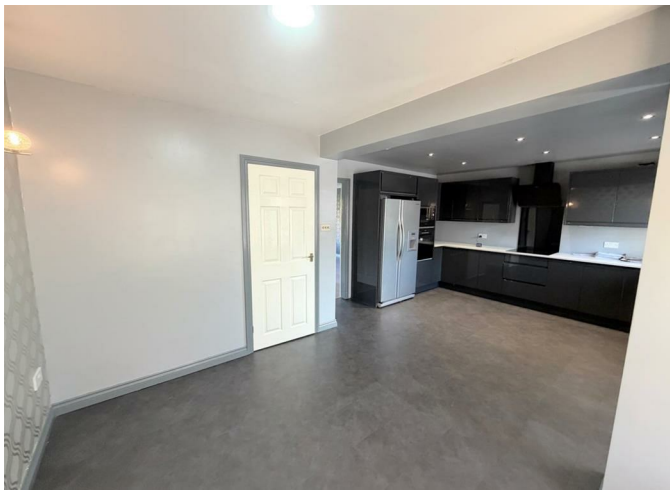


**Whin Meadows, Victoria Gardens, TS24 9NT**  
**3 Bed - House - Detached**  
**Offers Over £145,000**

**Council Tax Band: D**  
**EPC Rating: C**  
**Tenure: Freehold**



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## Whin Meadows, Victoria Gardens, TS24 9NT

A spacious Three bedroom detached property offering upgraded accommodation ideal for family requirements. The home features a superb refitted kitchen. The accommodation is warmed by gas central heating, benefits from uPVC double glazing and briefly comprises: entrance porch into the spacious open plan dining kitchen and leads through to the rear lounge with with stairs to the first floor. To the first floor are four good size bedrooms, with the master bedroom benefitting from an en-suite shower room, bedrooms two and three are served by the family bathroom which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front allowing for useful off street parking. The generous enclosed rear garden is laid to lawn with paved patio area.

### GROUND FLOOR

#### ENTRANCE

uPVC double glazed glass panelled entrance door, door into the open plan dining kitchen.

#### OPEN PLAN DINING KITCHEN

13'2 x 20'2 (4.01m x 6.15m)

#### DINING AREA

uPVC double glazed window to front, radiator, large under stairs storage cupboard.

#### KITCHEN AREA

Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer, electric hob with illuminating extractor and double oven, dishwasher and fridge freezer, plumbing for washing uPVC double glazed window to front.

#### LOUNGE

14'3 x 20'4 (4.34m x 6.20m)

uPVC double glazed French doors opening onto the rear garden, uPVC double glazed window to front, radiator, return spindle staircase to first floor landing.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1 (rear)

11'4 x 11'4 (3.45m x 3.45m)

uPVC double glazed window, radiator.

#### EN-SUITE

3'6 x 8'4 (1.07m x 2.54m)

Three piece suite with walk-in shower, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

#### BEDROOM 2 (front)

12'10 x 9'1 (3.91m x 2.77m)

uPVC double glazed window to front, built-in wardrobes, radiator.

#### BEDROOM 3 (front)

9'1 x 8'9 (2.77m x 2.67m)

uPVC double glazed window, built-in wardrobes, radiator.

#### FAMILY BATHROOM

8'7 x 6'9 (2.62m x 2.06m)

Panelled bath, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

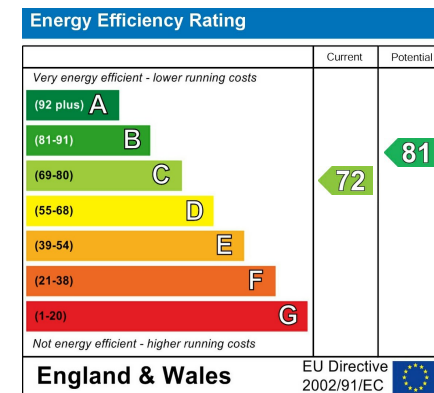
#### EXTERNALLY

To the rear of the property is an enclosed garden which is laid to lawn with a small patio area. The block paved front garden provides off street parking for three cars.

#### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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