



- THREE BEDROOMED
- POPULAR RESIDENTIAL LOCATION
- FAMILY LOUNGE
- MODERN SHOWER ROOM
- LEASEHOLD - 960 YEARS REMAIN
- DRIVEWAY

- SEMI DETACHED
- MODERN FITTED KITCHEN DINER
- CONSERVATORY
- COUNCIL TAX C
- FRONT & REAR GARDENS
- uPVC DG & GCH



## Property Description

**\*\* FAMILY BUYERS \*\* THREE BEDROOMED SEMI DETACHED \*\* CONSERVATORY \*\* POPULAR LITTLEMOSS LOCATION \*\***

Saltsman and Co estate agents welcome to the open market this immaculately presented three bedroomed semi detached family home. This property has been well cared for and maintained by its current owner and is ready for any buyer to move straight in and make their own making it an attractive purchase for a wide range of buyers. Perfectly located in a highly regarded residential location of Littlemoss, this family home provides easy access to local amenities, transport connections and popular schools, including the highly regarded Laurus Ryecroft secondary school. Briefly, the accommodation comprises: entrance hall, lounge, kitchen diner and conservatory to the ground floor. Three bedrooms and bathroom to the first floor. To the front of the property is a low maintenance garden with driveway providing off road parking. To the rear of the property is an enclosed family sized garden with patio and area laid to lawn. This family home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

### **LOUNGE** 13'84 x 11'75

uPVC double glazed window with radiator beneath. Feature fire with attractive surround and hearth. Wood effect flooring, light, and power points. Opening to dining kitchen.

### **KITCHEN DINER** 14'84 x 8'88

uPVC double glazed window with double sink and drainer beneath with mixer tap. Fitted with a range of wall and base units with complementary work surface over with inset hob with oven beneath and extractor above. Integrated fridge freezer and plumbing for washing machine. Tiled to splash back areas, light and power points. Archway to dining area with wood effect flooring, breakfast bar, radiator, light and power points. Double doors providing access to the conservatory.

### **CONSERVATORY** 11'25 x 7'07

uPVC double glazed and brick built construction. Wood effect flooring, radiator, light, and power points. uPVC double glazed doors providing access to the rear garden.

### **LANDING**

Access to bedrooms and bathroom. Loft hatch, light, and power points.

### **BEDROOM** 12'86 x 8'58

uPVC double glazed window with radiator beneath. Wood effect flooring, light, and power points.

### **BEDROOM** 10'61 x 8'52

uPVC double glazed window with radiator beneath. Wood effect flooring, light, and power points.

### **BEDROOM** 9'63 x 6'21

uPVC double glazed window with radiator beneath. Light and power points.

### **SHOWER ROOM** 6'09 x 5'45

Modern shower room with uPVC double glazed window. Double walk in glass screen shower cubicle, low level wc and hand wash vanity unit. Tiled to walls and floor, radiator, and light point.

### **OUTSIDE**

To the front of the property is a low maintenance garden with driveway for off road parking. Access gate to the side and rear garden. To the rear of the property is an enclosed family garden with patio and area laid to lawn.



