





**£325,000**

Situated in the popular Rivers Estate is this three-bedroom semi-detached family home offered with NO CHAIN. The property comprises lounge/diner, kitchen, shower room with separate w.c and rear garden. Further benefits include a garage and off road parking.

# Property Description

## **ENTRANCE**

UPVC Door to hall

## **ENTRANCE HALL**

Door to lounge, stairs rising to first floor, radiator.

## **LOUNGE AREA**

Double glazed window to front aspect. Radiator, under stairs storage, open to dining area.

## **DINING AREA**

Door to kitchen, radiator, double glazed sliding partition doors to conservatory.

## **CONSERVATORY**

Double glazed window to rear and side aspects, double glazed double door to garden, electric heater.

## **KITCHEN**

Double glazed window to rear aspect, wall and base units, roll top worktop, tiled walls, tiled floor, composite sink, space for cooker, space for washing machine, dishwasher and fridge freezer, wall mounted boiler.

## **LANDNG**

Double glazed window to side aspect. Radiator, access to loft space, doors to bedroom one to three, shower room and separate w.c.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, built in cupboards.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator, built in wardrobe.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator, built in storage.

## **SEPARATE W.C.**

Frosted double glazed window to side aspect. Low level w.c.

## **BATHROOM**

Frosted double glazed window to rear aspect. Heated towel rail, basin and vanity unit, shower cubicle and tiled walls.

## **OUTSIDE**

### **GARAGE**

Up and over door, courtesy door to garden, power and light.

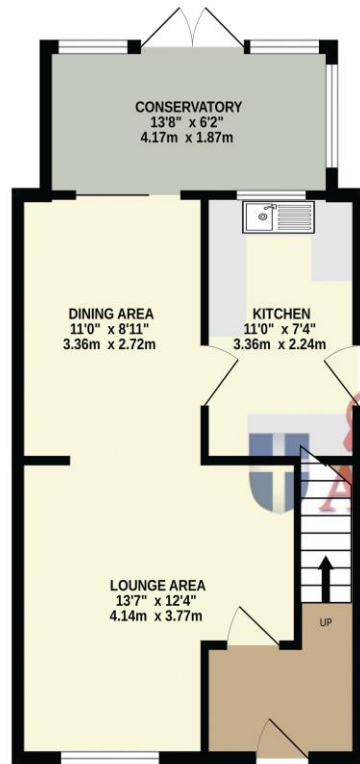
### **FRONT GARDEN**

Block paving providing off road parking for two cars.

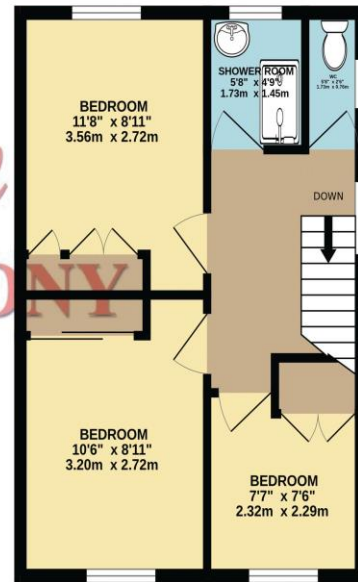
### **REAR GARDEN**

Patio area, mainly laid to lawn, enclosed wooden fence panelling, flower beds.

GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.

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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