



Westminster Drive, Clayton

£235,000

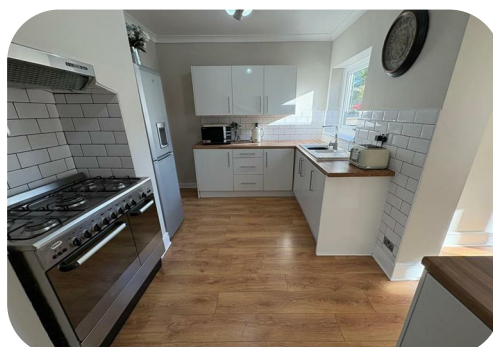
**** EXTENDED SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS **
 ** WELL PRESENTED THROUGHOUT ** SPACIOUS ACCOMODATION ** GARDENS & PARKING ****

This stunning extended three-bedroom semi-detached home is ideally positioned just off The Avenue, within easy walking distance of Clayton village. Beautifully presented throughout, the property offers spacious and versatile accommodation comprising an entrance hallway, inviting lounge, modern fitted kitchen and separate dining room. To the first floor are three bedrooms and a stylish house bathroom.

Externally, the property benefits from an attractive low-maintenance rear garden with artificial lawn and patio areas, along with a driveway providing off-street parking.

Ideally located for a wide range of local amenities, shops and schools, with Quora Retail Park also within easy reach, this fantastic home is well suited to families and those looking for generous living space in a popular location.

Early viewing is highly recommended to fully appreciate all this superb home has to offer.





Entrance Hall

Radiator.

Lounge

14'9" x 13'9" (4.50m" x 4.19m")

Coal effect gas fire with feature fireplace surround, wall panelling, bay window and radiator.

Kitchen

14'0" x 9'3" (4.27m" x 2.82m")

Modern fitted kitchen having a range of wall and base units incorporating ceramic sink unit with drainer, tiled splash back, range cooker and extractor, pantry, plumbing for auto washer and radiator.

Dining Room

13'8" x 11'8" (4.17m" x 3.56m")

Radiator and patio door.

First Floor Landing

Access to loft via pull down ladder.

Bedroom One

14'1" x 8'5" (4.29m" x 2.57m")

Radiator.

Bedroom Two

9'2" x 5'5" (2.79m" x 1.65m")

Radiator.

Bedroom Three

8'3" x 6'2" (2.51m" x 1.88m")

Radiator.

Bathroom

Modern three piece suite comprising p-shaped bath, low flush wc, pedestal wash basin and radiator.

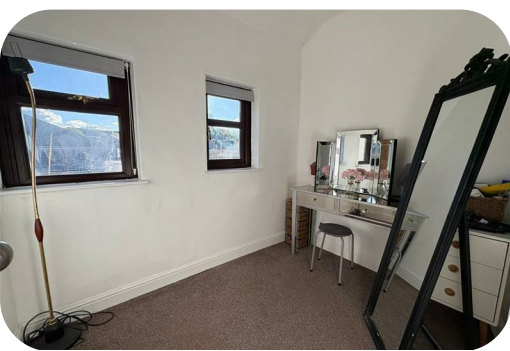
Exterior

Artificial lawn and patio garden to rear with driveway providing off street parking.

Council Tax Band

C

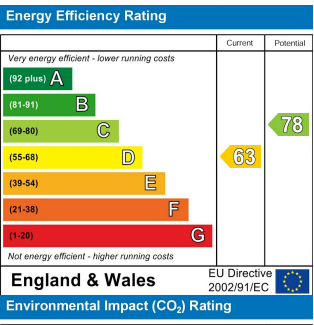
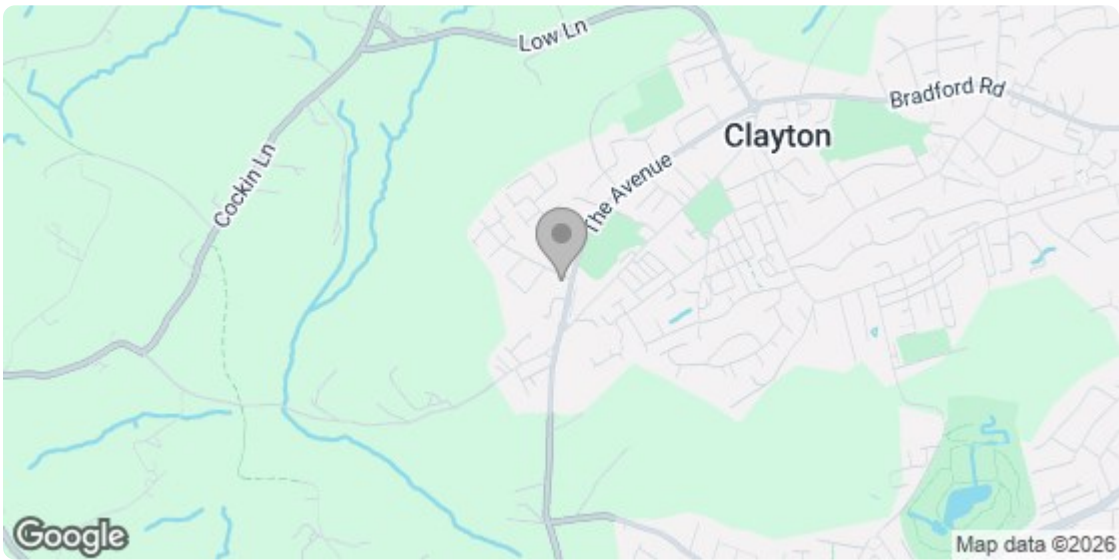
Tenure





FREEHOLD.





Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

