

Barley Mount

Offers in the Region of £175,000

MARTIN&CO

Barley Mount

£175,000

- **Three Double Bedrooms**
- **Large Lounge**
- **Close to Bus routes**
- **Conservatory**
- **Walking distance to the City Centre**



DESCRIPTION A spacious three-bedroom mid-terrace property in a popular location, within walking distance of the city centre and close to shops, restaurants and bus routes. The accommodation benefits from an entrance hall, large lounge, kitchen, bathroom, conservatory with a pantry, three first-floor separately approached bedrooms and an enclosed rear garden.

ENTRANCE HALL Accessed via frosted wooden front door, doors to the lounge stairs to the first floor landing.

LOUNGE 14' 3" x 11' 7" (4.359m x 3.533m) Front aspect UPVC double glazed window, gas flame effect fireplace with a wooden mantle and marble hearth, storage cupboard, television point, telephone point, wall light, coved ceiling,







radiator and a door to the kitchen.

KITCHEN 9' 6" x 7' 0" (2.910m x 2.134m) Rear aspect UPVC double glazed window, fitted range of eye and base level units with a stainless steel sink, mixer tap and single drainer, roll edged work surfaces, part tiled walls, integrated oven and hob, radiator and access to the inner hallway.

INNER HALLWAY Doors to the bathroom and conservatory.

BATHROOM Rear aspect UPVC double glazed window, low-level WC, wash hand basin, panel enclosed bath with a shower above, part tiled walls, extractor fan and a radiator.

CONSERVATORY 13' 5" x 8' 11" (4.095m x 2.743m) Rear aspect UPVC double glazed window and UPVC double glazed sliding doors leads to the rear garden, tiled flooring, wall lights, radiator access through to the pantry with wall mounted boiler.

FIRST FLOOR LANDING Rear aspect UPVC double glazed window, doors to bedroom one, bedroom two, bedroom three, access to the loft void above, Coved ceiling and radiator.

BEDROOM ONE 11' 1" x 10' 3" (3.389m x 3.149m) Front aspect UPVC double glazed window with a view over the city, feature fireplace with wooden mantle, coved ceiling, television point, dado rail and radiator.

BEDROOM TWO 11' 11" x 7' 6" (3.635m x 2.308m) Rear aspect UPVC double glazed window with a view of the rear garden, coved ceiling and a radiator.

BEDROOM THREE 7' 7" x 6' 11" (2.317m x 2.125m) Front aspect UPVC double glazed window and a radiator.

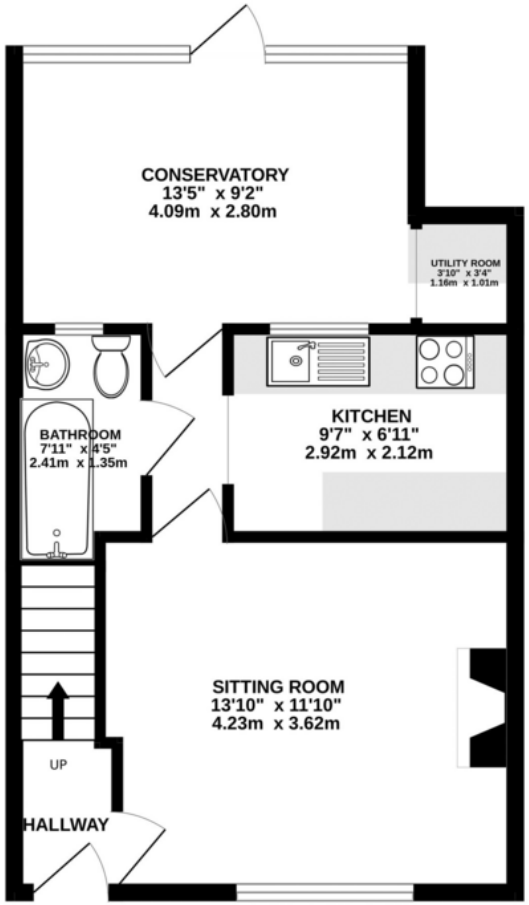
REAR GARDEN Private enclosed rear garden by range of panel fencing, mainly laid to lawn with a seating area and wooden shed.



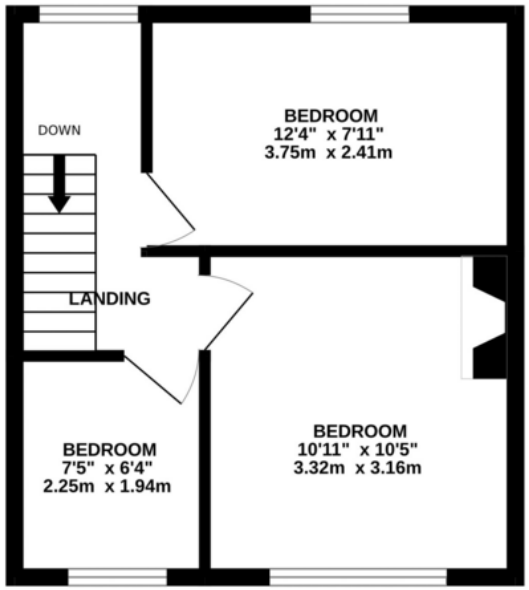




GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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. Made with Metropix ©2023

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