





**Offers in Excess of
£450,000**

Located within the ever sought after location of Whitehouse this four bedroom semi-detached family home is beautifully presented throughout and is offered to the market with many benefits including an open plan kitchen/diner, lounge, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Doors to lounge, kitchen/diner and WC, stairs rising to first floor, under stairs storage cupboard, radiator.

CLOAKROOM

Radiator, pedestal wash hand basin, low level WC with push button flush.

LOUNGE

Double glazed window to front aspect. Radiator, television point.

DINING ROOM

UPVC double glazed door. Radiator.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface over, splashback tiling, integrated oven, single drainer one and a half bowl stainless steel sink unit, wall-mounted boiler, gas cooker with extractor fan.

UTILITY

Plumbing for washing machine.

LANDING

Doors to bedrooms and bathroom, access to loft space.

BEDROOM ONE

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

EN-SUITE

Heated towel rail, low level WC with push button flush, fully tiled shower cubicle, pedestal wash hand basin.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator, built-in wardrobe.

BATHROOM

Low level WC with push button flush, pedestal wash hand basin, heated towel rail, panelled bath with mixer tap and shower attachment.

OUTSIDE

GARAGE/PARKING

Driveway parking. Garage with metal up and over door, power and lighting.

FRONT GARDEN

Gated side access, path to front door, flower/shrub beds, outside light.

REAR GARDEN

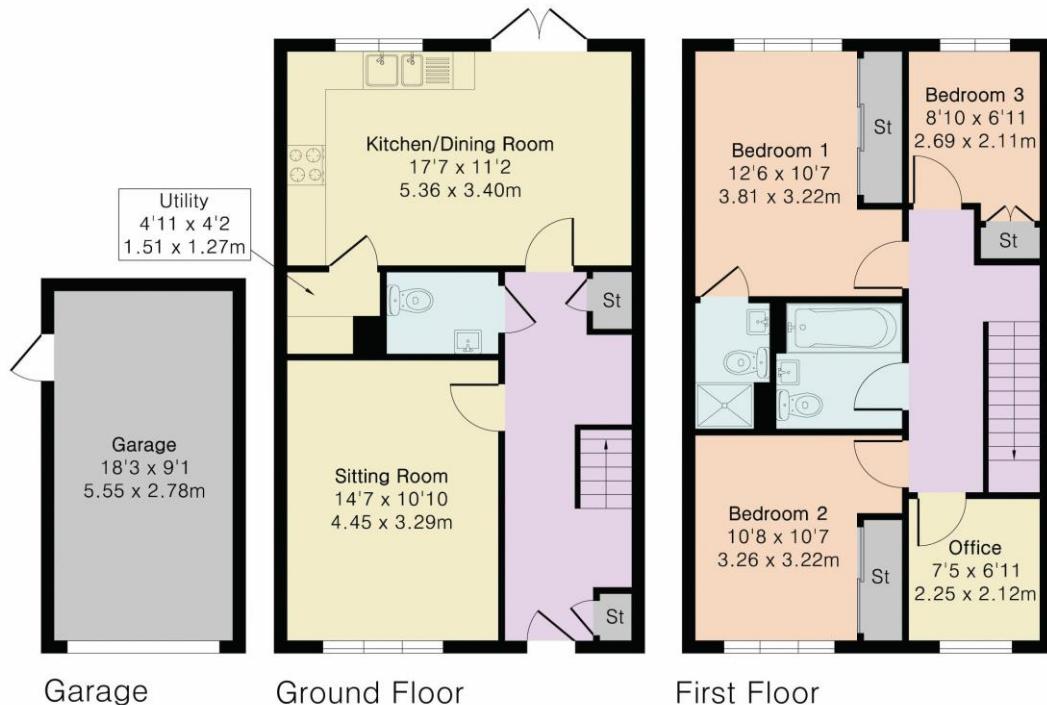
Outside light, outside tap, door to garage, enclosed by timber fence panelling.

Approximate Gross Internal Area 1244 sq ft - 115 sq m

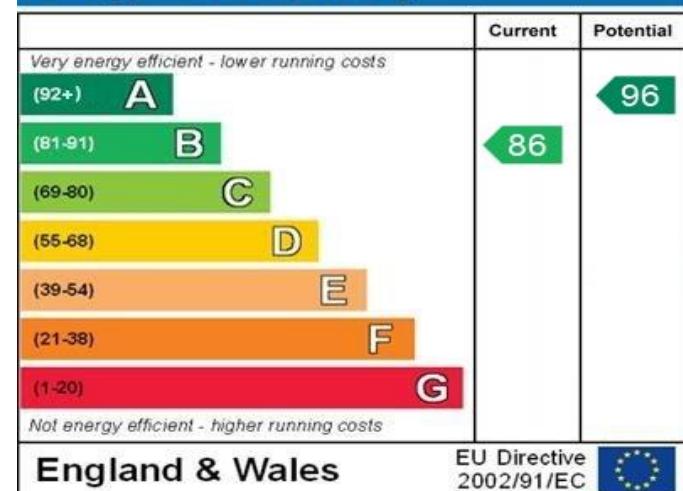
Ground Floor Area 539 sq ft - 50 sq m

First Floor Area 539 sq ft - 50 sq m

Garage Area 166 sq ft - 15 sq m



Energy Efficiency Rating



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Michael
ANTHONY

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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