



## 7 Delph Terrace

- THREE BEDROOM MID TERRACED
- IDEAL FAMILY HOME
- BEAUTIFULLY FINISHED THROUGHOUT
- PRIVATE REAR GARDEN

**Offers In Region Of £187,500**  
EPC Rating 'TBC'





## Property Description

### DESCRIPTION

This superbly presented three-bedroom mid-terrace property offers stylish, move-in ready accommodation, ideal for first-time buyers, families, or those looking to upsize. Finished to a high standard throughout, the home combines modern living with a warm and welcoming feel.

To the front the property benefits from a private driveway, providing convenient off-street parking.

Internally, the ground floor features a spacious living area, tastefully decorated and perfect for both relaxing and entertaining. To the rear, a modern fitted kitchen/dining space offers ample storage and workspace, with direct access to the garden- ideal for everyday living.

Upstairs there are three well-proportioned bedrooms, all presented to an excellent standard, along with a contemporary family bathroom.

Externally, the property boasts a private rear garden offering a great space for outdoor dining, entertaining, or simply enjoying the sunshine.



#### RECEPTION ROOM

13' 0" x 11' 1" (3.96m x 3.38m) A bright and stylish living room with a large window allowing plenty of natural light. Featuring an attractive fireplace and modern decor throughout, this is a comfortable and inviting space ideal for relaxing or entertaining.

#### KITCHEN

16' 1" x 9' 1" (4.9m x 2.77m) A spacious and well-presented kitchen/dining room, fitted with a range of wooden wall and base units complemented by contrasting worktops. The room benefits from excellent natural light via a large window and door leading to the rear garden.

Featuring a charming exposed brick recess and ample space for dining, this is a practical yet stylish space ideal for both everyday living and entertaining.



#### MASTER BEDROOM

10' 1" x 11' 1" (3.07m x 3.38m) A spacious and beautifully presented master bedroom, featuring a large front-facing window that fills the room with natural light. Offering ample space for furnishings, this bright and airy room is finished in neutral tones, creating a calm and relaxing environment.

#### BATHROOM

5' 1" x 6' 1" (1.55m x 1.85m) A modern and well-appointed bathroom fitted with three-piece suit comprising bath with overhead shower, wash hand basin and WC. Finished with stylish tiling throughout and complemented by a heated towel rail, the space also benefits from natural light via a window, creating a bright and contemporary feel.



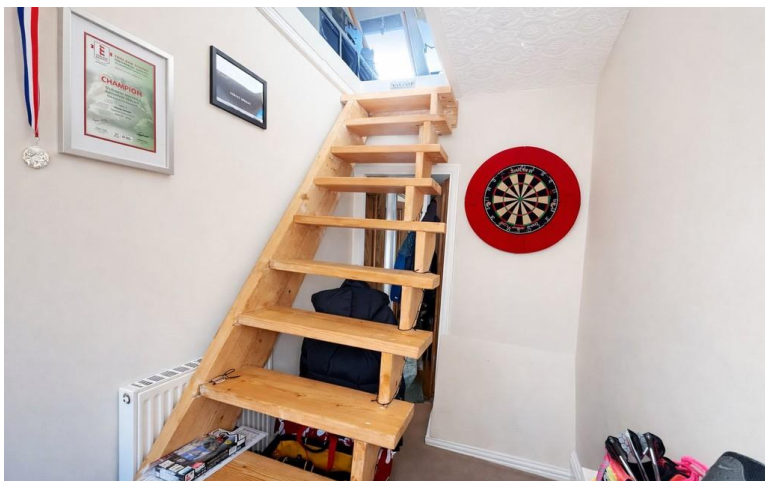
#### BEDROOM 2

10' 1" x 10' 1" (3.07m x 3.07m) A well-proportioned second bedroom, currently used as a home office, featuring a large window that allows for plenty of natural light. Offering a versatile space, this room is ideal as a bedroom, nursery or study, and is finished in neutral tones throughout.

#### BEDROOM 3

14' 1" x 11' 0" (4.29m x 3.35m) A spacious and versatile loft bedroom, offering a unique layout with plenty of character. The room benefits from natural light via a velux window and provides ample floor space for bedroom furniture as well as additional storage or seating.

Ideal as a third bedroom, guest bedroom or hobby space, this well-presented room adds further flexibility to the home.





## EXTERIOR

To the front, the property benefits from a private driveway providing off-street parking. To the rear, there is a well-maintained private garden, offering great space for outdoor dining and entertaining, with a good degree of privacy.



## PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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