





**Guide Price**  
**£225,000**

'For sale by Secure Sale Online Bidding. Starting bid £245,000. Terms and Conditions apply'. Ideally positioned within a quiet cul-de-sac location this two bedroom semi-detached home is offered to the market with many benefits including lounge, kitchen/diner, family bathroom, rear garden and allocated parking.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Double glazed window to front aspect. Door to lounge.

## **LOUNGE**

Double glazed window to front aspect. Door to kitchen/diner, stairs rising to first floor landing, radiator.

## **KITCHEN/DINER**

Double glazed window and door to rear. Fitted with a range of base and eye level units with rolled edge work surface over, space for fridge freezer, oven and hob with extractor overhead, single drainer sink unit with mixer tap over, plumbing for washing machine, splashback tiling, under stairs storage cupboard, radiator.

## **LANDING**

Doors to bedrooms and bathroom, airing cupboard, access to loft space housing concealed wall-mounted boiler.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, storage cupboard.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to rear aspect. Pedestal wash hand basin, low level WC with push button flush, panelled bath with mixer tap and shower attachment, heated towel rail, extractor fan, part tiled walls.

## **OUTSIDE**

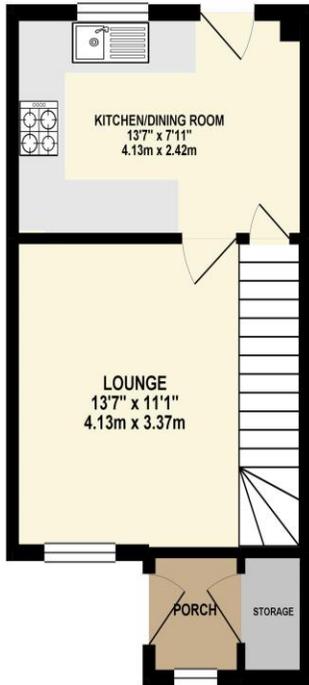
### **FRONT GARDEN**

Path to front door.

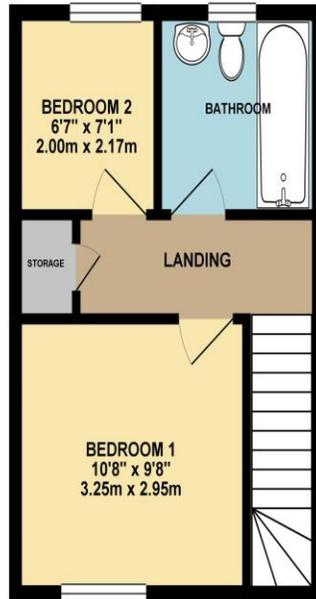
### **REAR GARDEN**

Laid to lawn with outside tap, enclosed by timber fence panelling.

GROUND FLOOR 289.92 sq. ft.  
( 26.93 sq. m. )

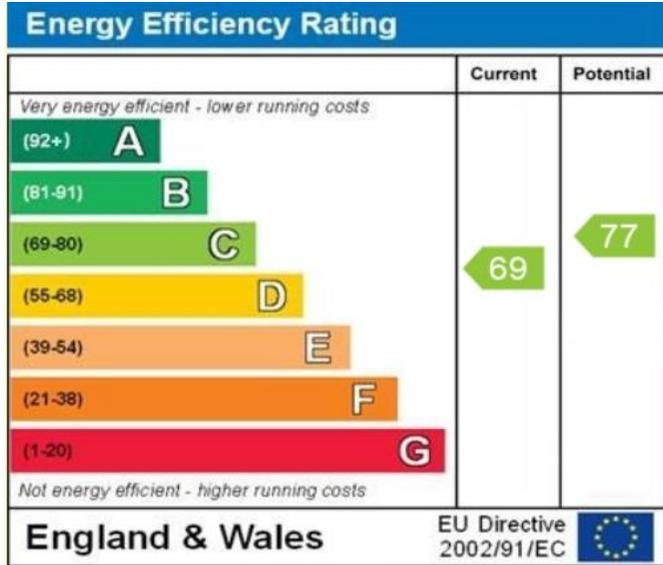


1ST FLOOR 286.07 sq. ft.  
( 26.58 sq. m. )



TOTAL FLOOR AREA : 575.98 sq. ft. ( 53.51 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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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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