





THE PERFECT LOCATION FOR A FAMILY HOME IN THE SOUGHT AFTER VILLAGE OF KIRK SANDALL, POSITIONED ON A QUIET CUL DE SAC AND BENEFITS FROM FOUR BEDROOMS. This property is in need of modernisation but provides spacious rooms throughout and offers plenty of potential. Available for sale now with no upward chain, this property is within easy reach of local schools and provides excellent access to the M18 within two miles. The house briefly comprises of entrance hallway, WC, lounge, separate dining room, kitchen, stairs to the first floor landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom, front garden, driveway, attached single garage and rear garden. GREAT OPPORTUNITY, PLENTY OF POTENTIAL AND A GREAT PRICE.

ENTRANCE HALL

5' 8" x 3' 2" (1.75m x 0.99m) This lovely detached house is accessed via the front facing double glazed frosted door to the hallway, side facing double glazed window, door to the WC, door to the lounge, coving and a radiator.

WC

5' 4" x 4' 4" (1.64m x 1.33m) Benefitting from a low flush WC, wash hand basin, tiled walls, radiator, coving and side facing double glazed frosted window.

LOUNGE

18' 6" x 17' 6" (5.66m max into stairs x 5.35m) Fantastic open reception space with further open access to the dining room and stairs to the first floor landing. A bright lounge with feature gas fire, decorative fire surround, radiator and front facing double glazed bay window.

DINING ROOM

7' 6" x 11' 8" (2.31m x 3.58m) Separate dining room with rear facing single glazed window, radiator, coving, arch to the lounge and door to the kitchen.

KITCHEN/BREAKFAST ROOM

10' 6" x 11' 8" (3.21m x 3.57m) Spacious kitchen with a range of fitted cabinetry, work surfaces incorporating a single and half bowl sink with drainer unit, five ring gas hob with extractor hood above, single electric oven, partially tiled walls, spotlights, radiator, tiled flooring, rear/side facing double glazed window and rear facing single glazed door to the garden.

STAIRS

Leading from the lounge to the first floor landing.



LANDING

2' 5" x 10' 4" (0.76m x 3.17m) Providing access to all bedrooms/bathroom, loft access point, side facing double glazed window and also storage cupboard holding the water tank.

BEDROOM

9' 6" x 14' 10" (2.90m x 4.54m) Great double bedroom with fitted wardrobes, concealed access to the en-suite shower room, front facing double glazed window, coving and a radiator.







ENSUITE

7' 3" x 2' 5" (2.21m x 0.74m) Comprising of a shower cubicle, electric shower unit, tiled walls and coving.

BEDROOM

9' 6" x 12' 0" (2.90m x 3.68m) Further spacious double bedroom with rear facing double glazed window and a radiator.

BEDROOM

8' 9" x 8' 1" (2.68m x 2.48m) Positioned at the front of the house with side/front facing double glazed window, radiator and coving to the ceiling.

BEDROOM

8' 9" x 6' 5" (2.69m x 1.98m) Currently utilised as an office space with rear facing double glazed window and a radiator.

BATHROOM

6' 0" x 6' 11" (1.84m x 2.13m) The bathroom benefits from a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower attachment, tiled walls, coving, heated towel radiator and side facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Open lawned garden with central mature tree, open access to the driveway providing off street parking and a side access gate to the rear garden.

ATTACHED SINGLE GARAGE

Single attached garage with front double doors to the driveway, rear facing single glazed window and side door to the garden.

REAR GARDEN

With a paved patio, mature bushes/trees and raised sleeper beds.

NOTES

FREEHOLD PROPERTY

BUILT APPROX 1980

AVAILABLE WITH NO UPWARD CHAIN

COUNCIL TAX BAND: D

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

LAST SERVICE: UNKNOWN

ELECTRICS INSTALLATION: 1980

GAS METER LOCATION: GARAGE WALL

ELECTRIC METER LOCATION: GARAGE WALL

WATER METER LOCATION: BENEATH SINK

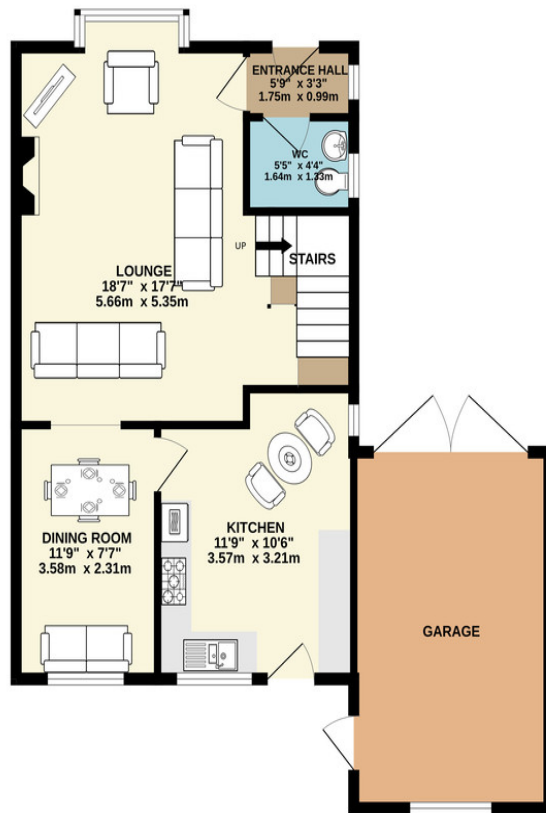
GARDEN FACES: SOUTH

LOFT SPACE: PARTIALLY BOARDED

SERVICES: MAINS



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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.

