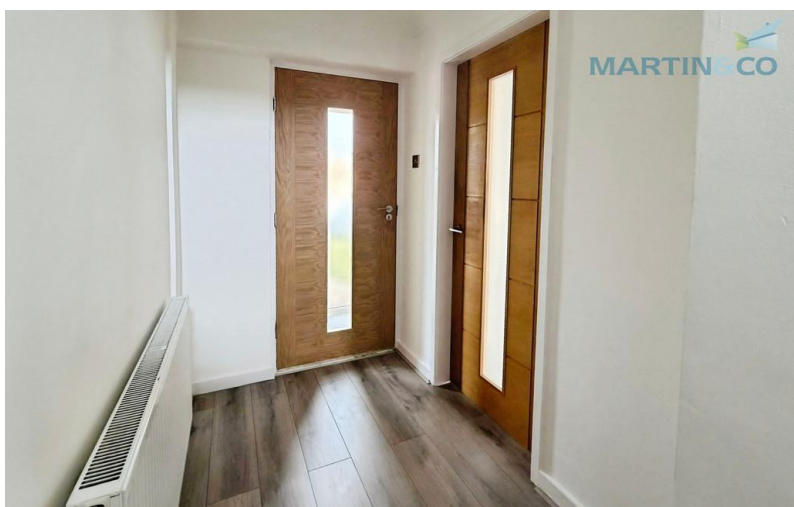
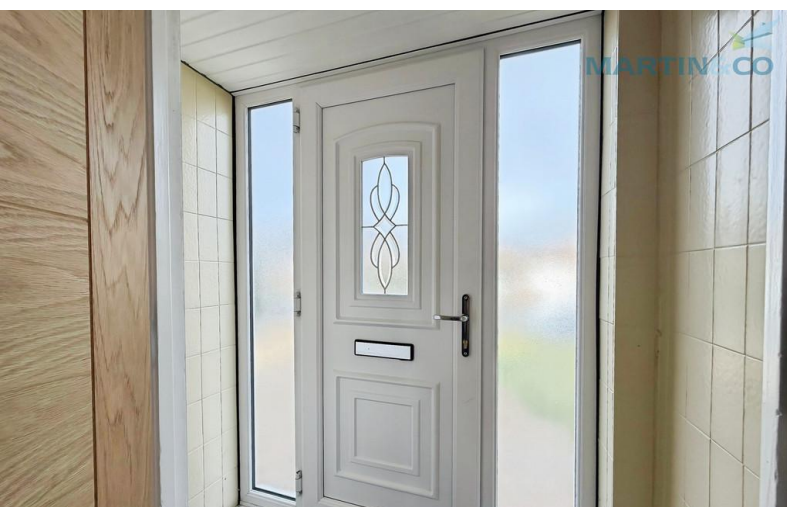


FOR SALE

MARTIN & CO



River View, Ordsall

3 Bedrooms, 1 Bathroom, Detached

Offers In Region Of £249,950

MARTIN & CO



River View, Ordsall

3 Bedrooms, 1 Bathroom

Offers In Region Of £249,950

- *****RECENTLY RENOVATED*****
- **NEWLY INSTALLED BATHROOM**
- *****NO ONWARD CHAIN*****
- **INTEGRAL GARAGE**
- **PRIVATE DRIVEWAY & AMPLE OFF-ROAD PARKING**

RECENTLY RENOVATED | STYLISH DETACHED FAMILY HOME | THREE BEDROOMS | NEW BATHROOM | NEW CARPETS | FULLY REDECORATED | LANDSCAPED REAR GARDEN | MODERN KITCHEN | GARAGE & DRIVEWAY | NO ONWARD CHAIN | EPC RATING D

An excellent opportunity to purchase this recently renovated three-bedroom detached family home, ideally positioned within this established and popular residential area of Ordsall. The current seller has undertaken a programme of improvements to the property, meaning the new owner can simply move in and enjoy their new home with little immediate work required.

The renovation includes a brand-new family bathroom, new carpets throughout and full redecoration, whilst the rear garden has also been landscaped and improved. The result is a fresh, modern and genuinely turn-key ready home, ideal for buyers looking to avoid the time, cost and disruption associated with carrying out works themselves.



Offered for sale with the significant benefit of NO ONWARD CHAIN, the property provides well-proportioned accommodation arranged over two floors, together with an integral garage, driveway and attractive gardens.

The property is approached via a glazed entrance porch, leading into a welcoming hallway with stairs rising to the first floor.

The principal living space is the extensive lounge/dining area, a well-proportioned and versatile room providing ample space for both relaxing and entertaining. A front-facing window provides natural light, whilst French doors open directly onto the rear garden, creating an



excellent connection between the living accommodation and outside space.

The fitted kitchen provides a comprehensive range of wall and base units with high-gloss finishes, contrasting work surfaces and tiled splashbacks. A range of fitted appliances are included.

A rear porch provides access to the garden, integral garage and boiler room, adding further practicality to the accommodation.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from space for a range of wardrobes. The second bedroom is also a particularly good-sized double room, whilst the third bedroom provides useful flexibility as a child's bedroom, guest room or home office.

The property benefits from a recently installed modern family bathroom, fitted with a three-piece suite comprising panel bath with mains-fed shower over, low-

flush WC and pedestal wash hand basin. The room is complemented by tiled surrounds, towel radiator and recessed downlighting.

Outside, the rear garden has been landscaped, creating an attractive and low-maintenance outdoor space which is ready to enjoy. The garden includes lawned areas, established borders and patio areas providing an ideal setting for outdoor seating and entertaining, together with outside lighting, water supply and useful side access.

To the front is a further lawned garden with mature planted borders, alongside a gravel driveway providing ample off-road parking and access to the integral garage.

The integral garage provides valuable additional storage and parking provision, with power, lighting and an up-and-over door, together with a courtesy door providing access to the rear porch.



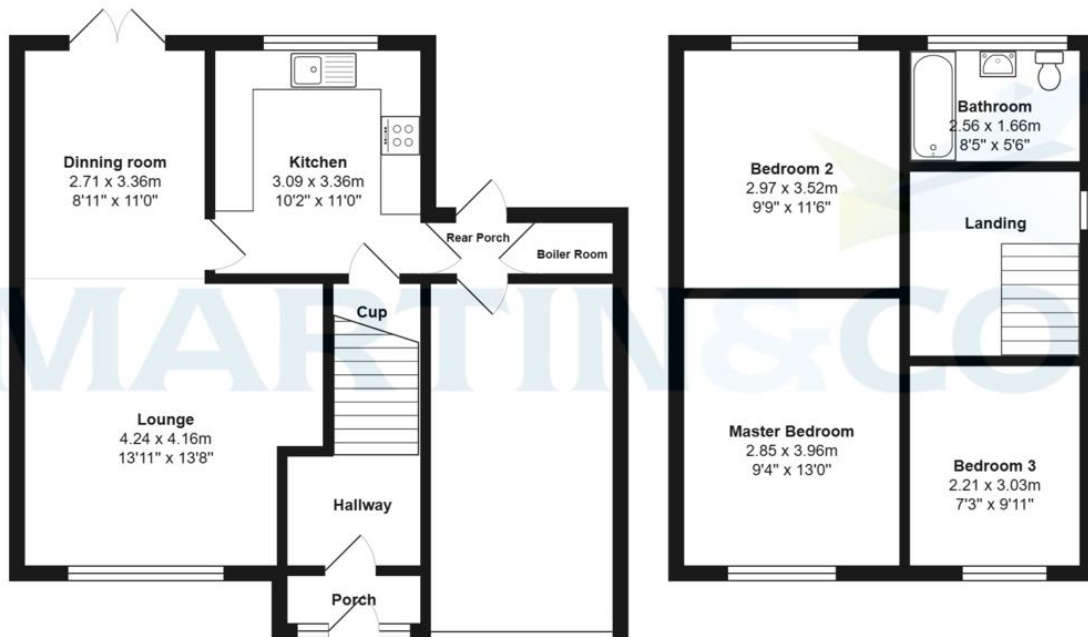
Further benefits include gas central heating and double glazing.

With its recent renovation, new bathroom, new carpets, full redecoration and professionally improved rear garden, this property represents an excellent opportunity for purchasers seeking a genuinely turn-key detached home in a popular residential location. With the added benefit of NO ONWARD CHAIN, early viewing is strongly recommended.



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Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.