

Accommodation

Ground Floor

Entrance Lobby

with a part glazed entrance door and upvc double glazed window

Lounge (front) 14' 3" x 11' 7" (4.34m x 3.53m)

decorative feature fireplace with coal effect gas fire, TV point, double central heating radiator, upvc double glazed window

Dining Room (rear) 12' 0" x 10' 1" (3.65m x 3.07m)

double central heating radiator, staircase to the first floor, upvc double glazed sliding patio doors opening onto the rear garden

Kitchen (rear) 9' 5" x 9' 2" (2.87m x 2.79m)

comprehensively fitted with wall and floor units incorporating a single drainer sink unit, electric cooker point with extractor fan above, plumbed for an automatic washing machine, ceramic tiling above worktops, upvc double glazed window and door opening onto the rear garden

First Floor

Stairs up to the First Floor Landing with built in cupboard and loft access

Bedroom One (rear) 14' 2" x 9' 8" (4.31m x 2.94m)
a range of fitted bedroom furniture, central heating radiator, upvc double glazed window

En-suite Shower Room/w.c.

fitted with a suite comprising a glazed corner shower cubicle, pedestal wash hand basin and low level w.c. Half height ceramic tiling to walls, central heating radiator, upvc double glazed window

Bedroom Two (front) 11' 0" x 10' 1" (3.35m x 3.07m)
fitted wardrobes, upvc double glazed window, central heating radiator

Bedroom Three (front) 9' 9" x 8' 0" (2.97m x 2.44m)
central heating radiator, upvc double glazed window

Bathroom/w.c.

fitted with a three piece coloured suite of a panelled bath, pedestal wash hand basin and low level w.c., half height ceramic wall tiling, central heating radiator, upvc double glazed window

External

mainly lawned garden to the front with a block paved driveway leading to an integral single garage. A good sized garden to the rear laid to lawn with mature well stocked borders and paved patio area

Tenure
freehold

Council Tax
Band D

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Detached House

Three Spacious Bedrooms

Two Reception Rooms

Bathroom and En-Suite

EPC Rating - D

No Upper Chain



Available with no upper chain this pleasantly appointed detached house should appeal to a wide range of prospective buyers. Situated in a cul de sac on this favoured residential estate there is easy access to local amenities within West Moor together with road and public transport links to nearby centres and business parks. Whilst requiring some updating works the property has been well maintained and briefly comprises an entrance lobby, lounge to the front, separate dining room and a fitted kitchen to the ground floor. To the first floor the main bedroom has an en-suite shower room, there are two further good sized bedrooms and a family bathroom/w.c.. Externally there is a pleasant garden to the front with a driveway leading to an integral garage and access to a good sized rear garden. There is gas fired radiator central heating, upvc double glazing and we are advised the property is freehold.

