



13 St Johns Road, Hipswell

Offers in The Region of £139,950

Well presented throughout and appealing to a range of Buyers, this three bedroomed mid terrace property is located in a quiet cul de sac and is conveniently positioned for the town centre. To the ground floor there is a dual aspect living room, a dining kitchen and a utility room, whilst to the first floor there are three double bedrooms and a bathroom. With manicured gardens to the front and rear and being offered to the market CHAIN FREE, an early inspection is strongly recommended!

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Entrance Hall:

Accessed via a glazed front door with a side panel, the welcoming hallway has a radiator and stairs to the first floor.

Living Room:

A dual aspect room, with a window to the front of the property and French doors out to the rear garden, there is a gas fire, a TV point and a radiator.



Dining Kitchen:

Comprising a range of wall and base units with complimenting countertops and tiled splashbacks. Including a washing machine, space for a cooker, a stainless steel sink with drainer, ample space for a dining table, a handy downstairs cupboard and a window and a glazed door to the rear garden.



Utility Room:

With useful extra worktop space and units and a door to the side of the property.

Bedroom 1:

A double bedroom with a window to the front of the property, a built in wardrobe and a radiator.



Bedroom 2:

A second double bedroom with a window to the front of the property, a built in cupboard and a radiator. The loft access is in bedroom 2.



Bedroom 3:

A third double bedroom with a window to the rear of the property, a radiator and an airing cupboard.



Bathroom:

Comprising a panelled bath with an electric shower over, a pedestal sink, a wc, two windows to the rear of the property and a radiator.



External:

The front garden is set back behind a wooden gate, is gravelled and has mature shrubbed borders.

Whilst to the rear is a lovely lawned garden with a patio area and a shed.



Additional Information

The postcode is DL9 4BQ, the Council Tax Band is A.

The property has a gas central heating back boiler.





Floorplan

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings.
Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings.
Photographs are not necessarily current and you should not assume that contents shown are included in the sale.