42 St Christopher's Way, Malinslee **TF4 2JB**











£89,995
Region

A three bedroom terraced house that has been recently re-furbished. The property has the benefit of lounge, re-fitted kitchen/dining room, Three bedrooms and re-fitted bathroom. The house also has the benefit of No Upward Chain, Gas Central Heating and UPVC Double Glazing.
Viewing Recommended.



(All measurements are approximate).

ENTRANCE HALL With radiator, built in storage cupboard, central heating programmer, wood laminate flooring, timber wall paneling and useful under stairs storage space.

KITCHEN / DINING ROOM

4.10m(13'5") x 3.40m(11'2") max/2.70m min Range of base and wall mounted units, working surfaces with plumbing and provision for washing machine, wall tiling, double panel radiator and wall mounted gas fire central heating boiler.

LOUNGE 5.40m(17'9") x 2.90m(9'6")With double panel radiator, telephone point, dado rail, wood laminate flooring, timber and glazed door to rear garden.

Stairs rise from the Hall to;

FIRST FLOOR LANDING With radiator and access to loft space.

BEDROOM ONE 3.90m (12'10") x 3.60m(11'10") max/3.0m min Double panel radiator, wood laminate flooring, built in wardrobe with rail and shelving, upvc double glazed window.

BEDROOM TWO *3*.30m(10'10") x 2.70m(8'10")With radiator, built in airing cupboard with hot water cylinder, slatted shelving and wood laminate flooring.

BEDROOM THREE *2.40m(7'10") x 2.10m(6'11")*With radiator, wood laminate flooring, upvc double glazed window.

BATHROOM Having white suite of panel bath with shower attachment, pedestal wash hand basin, close coupled low level wc, timber wall paneling, radiator and wood vaulted ceiling.

REAR GARDEN Enclosed rear garden with paved patio, timber garden shed and separate pedestrian access to rear. There is a communal parking in close proximity.

Tenure Awaiting Confirmation

Council Tax Awaiting Confirmation

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B **Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.**

Directions **From Old Park Roundabout onto Dawley Green Way proceed down the road and take your first left into Park Road, then turn right, follow the road around and take your first right into St Christopher's Way**

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 22/04/2010