

Sinclair



31 Whitehill Road, Ellistown

Offers in Region of £220,000

31 Whitehill Road

Ellistown

This THREE BEDROOM SEMI DETACHED HOME comes to the market offering with NO UPWARD CHAIN and is an ideal first time purchase. The property comprises of an open plan lounge/diner, kitchen, utility area, shower room and side porch to the ground floor. Stairs rising to the first floor offers three good sized bedrooms. The generous rear garden provides two paved patio areas with lawn, lawned front garden and block paved driveway offering off road parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Upward Chain
- Three Bedrooms
- Open Plan Lounge/Diner
- Kitchen & Utility Area
- Generous Rear Garden
- Off Road Parking



GROUND FLOOR

Entrance Hall

2' 5" x 2' 10" (0.74m x 0.86m)

Having access to the staircase to the first floor and into the dining room.

Dining room

14' 5" x 11' 11" (4.39m x 3.63m)

Having a uPVC double glazed window to the front, radiator, ceiling coving, dado rail and open access to the lounge.

Lounge

11' 10" x 15' 3" (3.61m x 4.65m)

Having uPVC double glazed windows to rear and side, feature fireplace, ceiling coving, dado rail and under stairs storage access.

Kitchen

7' 7" x 7' 6" (2.31m x 2.29m)

Comprising of base and wall units, four ring gas hob with extractor hood over, built in oven/grill, sink and drainer unit with mixer tap, tiled flooring, uPVC double glazed window to the side and uPVC door access to side porch.

Utility Area

2' 5" x 5' 10" (0.74m x 1.78m)

Having space and plumbing for appliances and uPVC double glazed window to the side.

Shower Room

5' 11" x 6' 1" (1.80m x 1.85m)

Consisting of a low level push button w.c, double walk-in shower, vanity wash hand basin, opaque double glazed uPVC window to the side, heated towel rail and tiled flooring.



Side Porch

17' 8" x 2' 5" (5.39m x 0.74m)

Accessible via both gardens and kitchen, providing through access from the front to rear.

FIRST FLOOR**Landing**

Having uPVC window to the side, radiator and loft hatch access.

Bedroom One

11' 11" x 11' 1" (3.63m x 3.38m)

Having uPVC double glazed window the front, feature fireplace and radiator.

Bedroom Two

12' 8" x 7' 4" (3.86m x 2.23m)

Having uPVC double glazed window to the rear and radiator.

Bedroom Three

9' 7" x 6' 11" (2.92m x 2.11m)

Having uPVC double glazed window to the rear and radiator.



REAR GARDEN

Having a paved patio area with block paved edging, stone shingled area with a pond, lawn, paved pathway leading down the garden, timber close board fencing, brick wall at the rear with further paved patio area, timber framed shed and a range of mature trees and shrubs.

FRONT GARDEN

Has dwarf brick wall, lawn area, block paved driveway and access to the front door and side porch.

Driveway

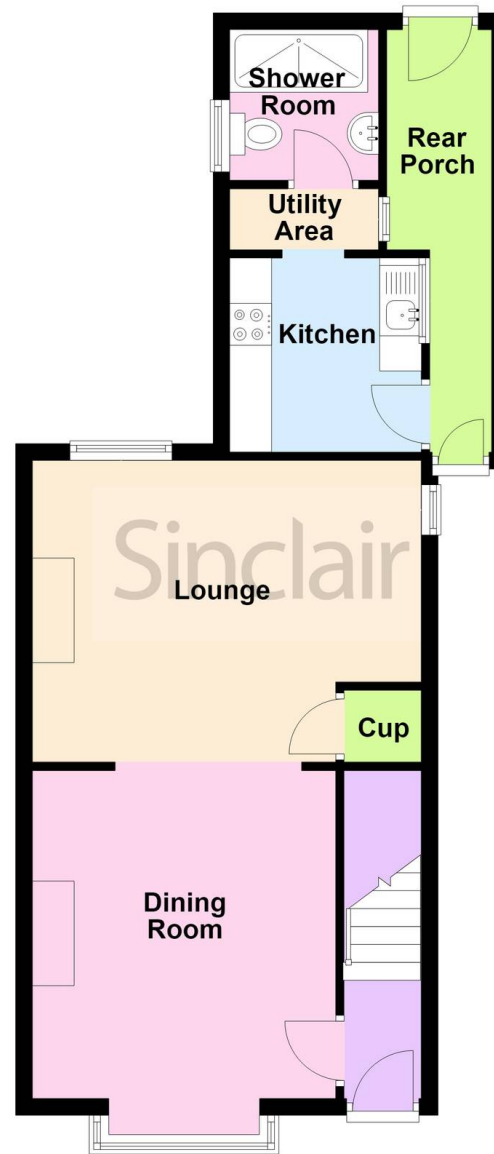
Having a block paved driveway providing off road parking.



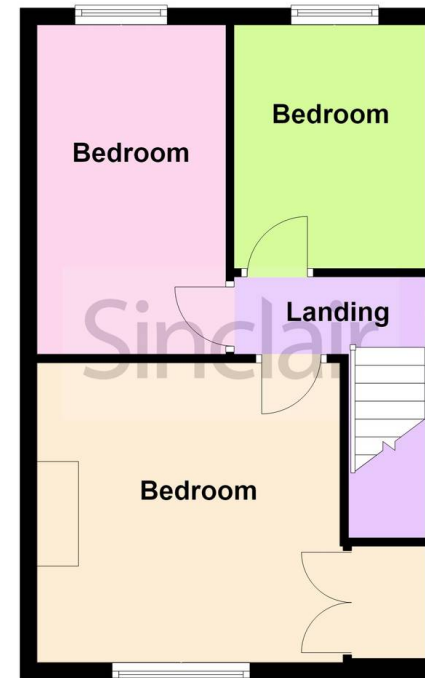




Ground Floor



First Floor





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