



11 Moor Close Lane

- TWO BEDROOM SEMI-DETACHED
- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS LIVING SPACE
- OFF ROAD PARKING

Offers In Region Of £160,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

A beautifully presented two-bedroom semi-detached home offering stylish and well-maintained accommodation throughout, ideal for first-time buyers, young families or those looking to downsize.

The property briefly comprises an inviting lounge with a feature fireplace, a spacious modern fitted dining kitchen with ample storage and worktop space and access to the rear garden. To the first floor is a large master bedroom, a second smaller one together with a family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the property benefits from a low-maintenance front garden with a driveway providing off-road parking, while the enclosed rear garden features artificial lawn and a seating area, creating an ideal space for relaxing or entertaining.

LIVING ROOM

10' 01" x 11' 08" (3.07m x 3.56m) The welcoming lounge is a bright and comfortable living space, finished in neutral decor and centered around an



attractive feature fireplace, creating a warm focal point. A large window allows plenty of natural light to fill the space, while the generous proportions provide ample room for a range of living furniture. Decorative archways add character, making this an ideal space for both relaxing and entertaining.

KITCHEN

14' 10" x 8' 03" (4.52m x 2.51m) The stylish dining kitchen is fitted with a modern range of wall and base units, complemented by wood-effect worktops and a tiled splashback. Integrated cooking appliances provide a practical workspace, while generous storage space make it ideal for everyday living. There is ample room for a dining table, creating a sociable space for family meals and entertaining, with a door providing direct access to the rear garden. Finished in contemporary neutral tones, the kitchen is both bright and functional.



MASTER BEDROOM

14' 10" x 11' 11" (4.52m x 3.63m) The spacious master bedroom is a bright and inviting double room, finished in neutral decor and featuring an attractive decorative fireplace that adds character and charm. A large window fills the room with natural light, while the generous proportions provide ample space for a range of bedroom furniture, creating a comfortable and relaxing retreat.



BATHROOM

7' 01" x 5' 09" (2.16m x 1.75m) The family bathroom is fitted with a three-piece white suite comprising a pedestal hand wash basin, WC and panelled bath with shower and screen. Complemented by stylish tiled splashbacks and a useful mirrored wall cabinet, the room also benefits from a frosted window providing natural light while maintaining privacy.

BEDROOM 2

7' 02" x 8' 10" (2.18m x 2.69m) Bedroom two is a well-proportioned single bedroom, ideal as a child's room, nursery or home office. The room enjoys plenty of natural light from the rear facing window and is tastefully presented with neutral decor, complemented by a feature wallpapered wall and space for bedroom furniture.



EXTERIOR

Externally, the property benefits from low-maintenance outdoor space to both the front and rear. To the front is a gravelled garden with decorative stone chippings and a driveway ideal for off road parking. The rear garden features artificial lawn and a decked seating area, providing an ideal space for relaxing or entertaining.



PURCHASE DETAILS: *Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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