



ESTATE AGENTS

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Guide Price £350,000

**** GUIDE PRICE £350,000 TO £360,000 ****

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this exceptionally well presented FOUR BEDROOM, TWO BATHROOM, OLDER STYLE THREE STOREY TERRACED HOUSE.

Offering well appointed and well proportioned accommodation comprising spacious entrance hall, DOWNSTAIRS WC, BAY FRONTED LIVING ROOM, OPEN PLAN KITCHEN-DINING-FAMILY ROOM with BI-FOLDING DOORS opening onto a LEVEL LOW MAINTENANCE GARDEN. There is also a separate UTILITY ROOM, first floor landing providing access to THREE DOUBLE BEDROOMS and a modern bathroom, whilst to the second floor there is a MASTER BEDROOM with EN SUITE SHOWER ROOM.

The house offers modern comforts to include gas fired central heating and double glazing and is conveniently located within easy reach of local amenities and popular schooling establishments.

We highly recommend viewing this OLDER STYLE FAMILY HOME in this sought after location. Call us now to book your appointment to view.

UPVC FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Oak flooring, radiator, stairs rising to upper floor accommodation, inset down lights, column style radiator, storage cupboard, further under stairs storage cupboard.

WC

Dual flush wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashbacks, extractor fan, down lights, solid oak flooring.

LIVING ROOM

13'8 into bay x 11'2 (4.17m into bay x 3.40m)

Solid oak flooring, column style radiator, television and telephone points, fireplace, coving to ceiling, double glazed window to front aspect.

KITCHEN

12' x 10' (3.66m x 3.05m)

Solid oak flooring, down lights, coving to ceiling, range of matching eye and base level cupboards fitted with soft close hinges, stone countertops and matching upstands, freestanding range style gas cooker, inset Belfast sink, integrated appliances including dishwasher and tall fridge freezer, pull out larder style cupboard, under cupboard lighting, ceiling lighting, open plan to:

DINING ROOM-FAMILY ROOM

16'8 x 7'6 (5.08m x 2.29m)

Solid oak flooring with ample space for dining table, double glazed bi-fold doors providing a pleasant outlook onto the garden, partially glazed ceiling with blue filtered glass to help retain the heat in the colder months and keeps the room cooler in the summer months, wall mounted column style radiator, downlights, door to:

UTILITY ROOM

12' max x 5'1 max (3.66m max x 1.55m max)

Downlights, solid oak flooring, space and plumbing for washing machine and tumble dryer set beneath complimentary work surfaces, range of shaker style wall mounted cupboards.

SPLIT LEVEL LANDING

Stairs rising to upper floor accommodation, down lights, wall mounted vertical column style radiator.

BEDROOM

11'6 x 9'8 (3.51m x 2.95m)

Inset downlights, radiator, two double glazed windows to front aspect.

BEDROOM

11'9 x 9' (3.58m x 2.74m)

Inset downlights, radiator, double glazed window to rear aspect.

BEDROOM

12'2 x 8'5 (3.71m x 2.57m)

Inset downlights, radiator, double glazed window to side aspect.

BATHROOM

Modern bathroom suite comprising P shaped panel bath with mixer tap, electric shower over bath, glass shower screen, vanity enclosed wash hand basin with mixer tap and storage set beneath, dual flush low level wc, ladder style heated towel rail, part tiled walls, downlights, extractor fan, wood effect vinyl flooring.

SECOND FLOOR LANDING

Downlights, double glazed window to rear aspect.

MASTER BEDROOM

16'8 max x 11'6 (5.08m max x 3.51m)

Column style radiator, inset downlights, access to eaves storage, double glazed window to side aspect, double glazed window to rear aspect, door to:

EN SUITE SHOWER ROOM

Walk-in shower enclosure, wall mounted wash hand basin, concealed cistern dual flush low level wc, heated towel rail. partially aqua-boarded walls, vinyl flooring, velux window to front aspect.

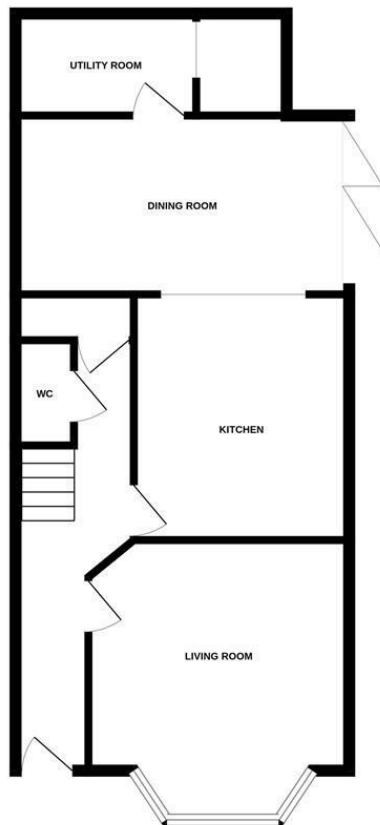
GARDEN

Low maintenance garden extending off the kitchen/diner/family room offering ample outside space to sit out an enjoy.

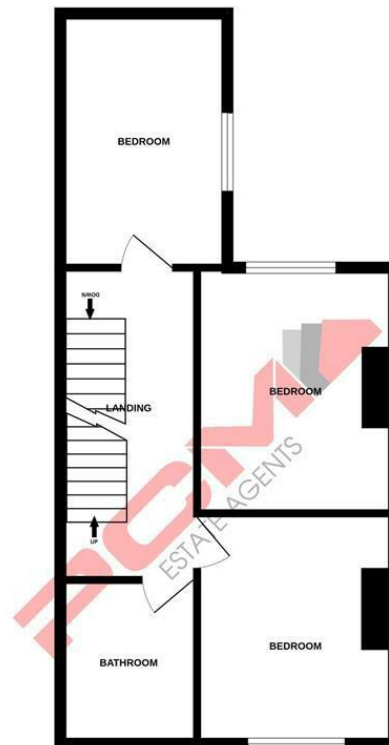
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	