



ESTATE AGENTS

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Price £300,000

PCM Estate Agents welcome to the market an opportunity to acquire this OLDER STYLE THREE BEDROOM SEMI-DETACHED HOUSE, tucked away in a quiet cul-de-sac location, within easy reach of amenities within the area. The property has a PRIVATE REAR GARDEN and OFF ROAD PARKING for multiple vehicles.

Accommodation is arranged over two floors and comprises a welcoming entrance hall, BAY FRONTED LOUNGE with WOOD BURNING STOVE, separate DINING ROOM with additional WOOD BURNING STOVE and access & views onto the garden. In addition, there is also a kitchen to the ground floor accommodation. To the first floor the landing provides access to THREE BEDROOMS and a bathroom. The property has modern comforts including gas fired central heating and double glazing.

There is also potential for future expansion, subject to planning consents and building regulations, due to the space to the side and rear of the property.

Please call the owners agents now to book your viewing.

PORCH

Double glazed pattern glass front door with window to the side, opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, dado rail, radiator, telephone point, small under stairs storage cupboard, doors opening to:

LIVING ROOM

13'7 x 12' (4.14m x 3.66m)

High ceiling with coving, picture rail, combination of wall and ceiling lighting, television point, radiator, fireplace with inset wood burning stove and stone hearth, double glazed bay window to front aspect.

DINING ROOM

11'9 x 10'2 (3.58m x 3.10m)

High ceiling, radiator, wood laminate flooring, fireplace with inset wood burning stove and stone hearth, double glazed sliding patio doors to rear aspect providing a pleasant outlook and access onto the garden.

KITCHEN

8'8 x 7'6 (2.64m x 2.29m)

Part tiled walls, wall mounted boiler, fitted with a range of base level cupboards with work surface over, space for gas cooker, inset drainer-sink unit with mixer tap, exposed wooden floorboards, under stairs storage cupboard, double glazed widow to side and rear elevations, with the rear window overlooking the garden.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect, doors opening to:

BEDROOM

12'8 x 11' (3.86m x 3.35m)

Built in cupboard, picture rail, radiator, double glazed window to front aspect.

BEDROOM

11'8 x 11'4 (3.56m x 3.45m)

Radiator, picture rail, double glazed window to rear aspect with views onto the garden.

BEDROOM

9'2 x 6'6 (2.79m x 1.98m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, tiled walls, double glazed pattern glass window to rear aspect.

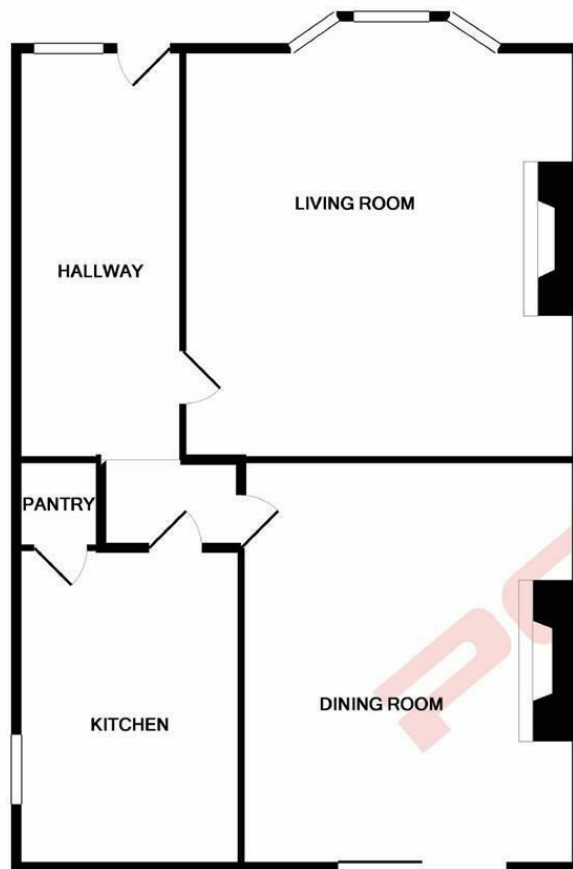
OUTSIDE- FRONT

Driveway providing off road parking for two vehicles in tandem, front garden being laid to lawn with established plants and shrubs, gated access to the rear.

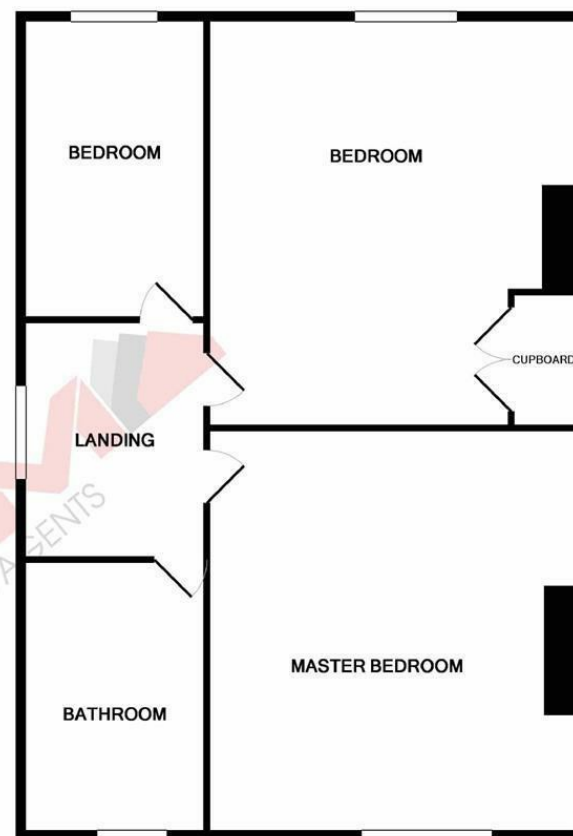
REAR GARDEN

Mainly laid to lawn with fenced boundaries, wooden shed, outside water tap, gated access to front.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	