

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Perfect Starter Home...
High Road, Wilmington

Offers Over £350,000
FREEHOLD

Chain-Free! Wisdom Estates are delighted to welcome this well-presented and lovingly maintained two-bedroom home in Wilmington. Offering a spacious L-shaped lounge/diner, fitted kitchen and two generous bedrooms, the property is ideal for first-time buyers and couples alike. Externally, there is a private rear garden with patio, lawn and two storage sheds, alongside a garage to rear, and driveway to front providing off-street parking. Conveniently located for local amenities and surrounding areas, this is a fantastic opportunity to secure a loving home. Call today to arrange your viewing! EPC Rating TBC

FEATURES INCLUDE:

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|---|---|
| ☒ 2 Bedroom Starter Home | ☒ Leigh Academy circa 0.5 Miles |
| ☒ Chain Free! | ☒ Driveway to Front |
| ☒ Wilmington Primary circa 0.5 Miles | ☒ Close to Local Shops & Amenities |

REF: 11610

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The accommodation comprises:

DRIVEWAY A private driveway provides ample off-street parking, with gated access to rear.

PORCH 5' 7" x 3' 5" (1.7m x 1.04m) Stepping into the Porch via a double-glazed entrance door, the porch benefits from additional windows to the side, allowing natural light into the space and providing a practical entrance area before entering the main accommodation.

'L' SHAPE LOUNGE / DINER 23' 0" x 16' 5" (7.01m x 5m) An impressive L-shaped reception space offering excellent versatility, with ample room to accommodate both lounge furniture and a dedicated dining area. The generous proportions make this an ideal space for everyday family life, relaxing and entertaining guests, with the layout providing a natural separation.

LOUNGE AREA 16' 5" x 12' 5" (5m x 3.78m) The Lounge area comprises a double-glazed bay window to the front, a wall-mounted radiator, stairs rising to the first floor (incorporating useful understairs storage), alongside durable wood-laminate flooring laid throughout.

DINING AREA 10' 5" x 7' 2" (3.18m x 2.18m) The dining area is ideal for family meals and entertaining, benefiting from a double-glazed window to rear, a wall-mounted radiator, and wood laminate flooring.

KITCHEN 10' 5" x 9' (3.18m x 2.74m) Fitted with a range of wall and base units providing useful storage, complemented by work surfaces incorporating a sink and drainer, the kitchen further benefits from an integrated oven, four-ring gas hob, alongside space and plumbing for additional appliances. A double-glazed window provides natural light, whilst a double-glazed patio door opens directly onto the rear garden, creating convenient access outside and making the space practical for day-to-day living.

FIRST FLOOR LANDING 6' x 5' 5" (1.83m x 1.65m) The first floor landing provides access to both bedrooms and the family bathroom.

MASTER BEDROOM 13' 5" x 11' 5" (4.09m x 3.48m) A generously sized master bedroom offering ample space for a double bed and additional bedroom furnishings. The room benefits from two double-glazed windows to the rear, allowing plenty of natural light, as well as a wall-mounted radiator and built-in storage.

BEDROOM TWO 13' 3" x 9' 8" (4.04m x 2.95m) A spacious second bedroom comprising two double-glazed windows to the front, two wall-mounted radiators, and a useful over-stairs storage cupboard.

BATHROOM 6' 7" x 6' 3" (2.01m x 1.91m) Fitted with a shower, wash hand basin and WC, the bathroom provides practical facilities for the household. Further benefits include a double-glazed window providing natural light and ventilation, a wall-mounted radiator alongside, fully-tiled flooring and part-tiled walls.

GARDEN The rear garden offers a combination of patio seating space and lawn, providing room to relax outdoors. There are also two useful storage sheds, both benefiting from power, while access to the garage provides additional practicality.

GARAGE 16' 2" x 8' (4.93m x 2.44m) A useful garage fitted with an up-and-over door and benefiting from access to the rear. Offering additional storage, the garage is a valuable feature of the property.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.

