SK estate agents

passionate about property



Knutton Crescent, S5 9NW

Guide Price £150,000

Guide Price £150,000 - £160,000

SK Estate Agents are pleased to offer to the market for SALE with NO ONWARD CHAIN this well presented, 3 bedroom mid terraced property located within easy reach of a wide range of local shops and amenities. The property comprises: Porch, entrance hallway, kitchen/diner, good sized lounge, three bedrooms and bathroom. Ideal for first time buyers, the property benefits from gas central heating, private rear garden and off road car parking. Viewings are highly recommended.

Tenure: Freehold







Porch
Accessed via a front-facing UPVC double glazed entrance door with adjoining UPVC double glazed window. Having tiled flooring and a further timber door leading into the entrance hallway.

Entrance Hallway
Having carpeted flooring, central heating radiator and stairs rising to the first floor. Benefiting from a storage cupboard housing the fuse board and gas meters, useful understairs storage and an additional cupboard providing coat storage.

Lounge
A generously proportioned lounge having a front-facing UPVC double glazed window, carpeted flooring and central heating radiators. The focal point of the room is a feature fireplace with timber surround, marble back panel and hearth.

Kitchen/Diner
A good-sized dining kitchen having a range of wood-effect wall and base units with contrasting square-edged worktops incorporating a one-and-a-half bowl stainless steel sink with swan-neck mixer tap. Appliances include a gas hob with electric oven beneath and extractor hood above, integrated freezer and separate fridge, with space and plumbing for a washing machine. Having tiled flooring, central heating radiator, rear-facing UPVC double glazed windows and French doors providing access to the rear garden.

Landing
Having carpeted flooring and access to the loft space.

Bathroom
Fitted with a white three-piece suite comprising: a panelled bath with thermostatic shower over, pedestal wash hand basin and low flush WC. Having tiled flooring, chrome heated towel rail and rear-facing UPVC double glazed obscure glass window.

Bedroom Two
Having a rear-facing UPVC double glazed window overlooking the rear garden, carpeted flooring, central heating radiator and a useful built-in storage cupboard.

Bedroom Three
Having a front-facing UPVC double glazed window, carpeted flooring, central heating radiator and fitted overstairs storage cupboard.

Bedroom One
A good-sized principal bedroom having a front-facing UPVC double glazed window, carpeted flooring and central heating radiator. Benefiting from an extensive range of fitted wardrobes providing ample storage.

Outside
Front Driveway
To the front of the property is a driveway providing off-road parking for approximately two vehicles.

Rear Garden











A good-sized enclosed rear garden having a spacious paved patio seating area, ideal for outdoor dining and entertaining, leading onto a generous lawned garden with timber fencing to the sides.





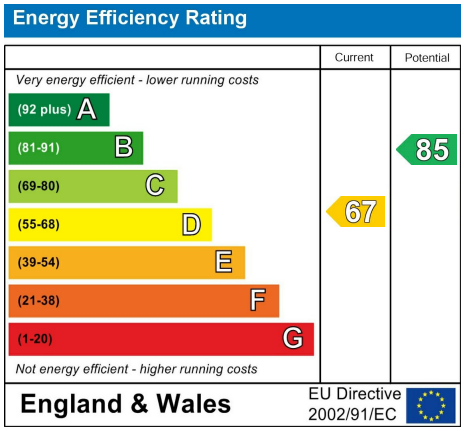


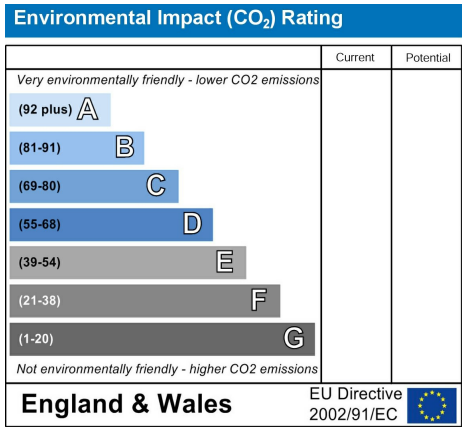




In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents


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
67
85
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
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EU Directive 2002/91/EC