





Property Description

Situated in a popular and convenient residential location, this generously proportioned three-bedroom mid-terrace home offers versatile living space, making it an ideal choice for growing families, first-time buyers and investors alike. New electrical rewire in 2023 and central heating system and boiler in 2024

Step inside to a welcoming central entrance hall that provides access to all the main ground-floor accommodation. To the front of the property, the fitted kitchen is well-equipped with a range of wall and base units, offering plenty of storage and workspace, while a separate utility room provides valuable additional storage, laundry facilities and direct access outside.

The heart of the home is undoubtedly the impressive lounge/dining room, spanning the full width of the property at the rear. Filled with natural light, this spacious and versatile area offers ample room for comfortable everyday living as well as entertaining family and friends, with direct access to the rear garden creating a seamless connection between indoor and outdoor spaces.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The generous principal bedroom enjoys a pleasant rear aspect, while the second bedroom is another excellent-sized double. The third bedroom provides flexible accommodation, ideal as a child's room, nursery, dressing room or home office. Completing the first floor is the family bathroom, fitted with a bath, wash hand basin and WC.

Entrance Hall

A welcoming entrance hall providing access to the kitchen, lounge/dining room and staircase

rising to the first floor.

Kitchen

Fitted with a range of wall and base units incorporating work surfaces with inset sink and drainer. Space for appliances and a window allowing plenty of natural light. Door leading through to the utility room.

Utility Room

A practical addition providing space and plumbing for laundry appliances, additional storage and access to the outside.

Lounge/Dining/Reception Room

A spacious and versatile reception room extending across the rear of the property. Offering ample room for both lounge furniture and a family dining table, this bright living space benefits from a large rear-facing window and access to the garden, making it ideal for entertaining and everyday family life.

First Floor Landing

Providing access to all three bedrooms, the family bathroom and loft access.

Bedroom One

A generous principal double bedroom with ample space for wardrobes and additional bedroom furniture.

Bedroom Two

A well-proportioned double bedroom overlooking the front aspect, ideal as a guest room or children's bedroom.

Bedroom Three

A comfortable single bedroom offering flexibility as a nursery, home office or study.

Family Bathroom

Comprising a panelled bath with shower over, wash hand basin and low-level WC. Finished with an obscured window providing natural light and ventilation.

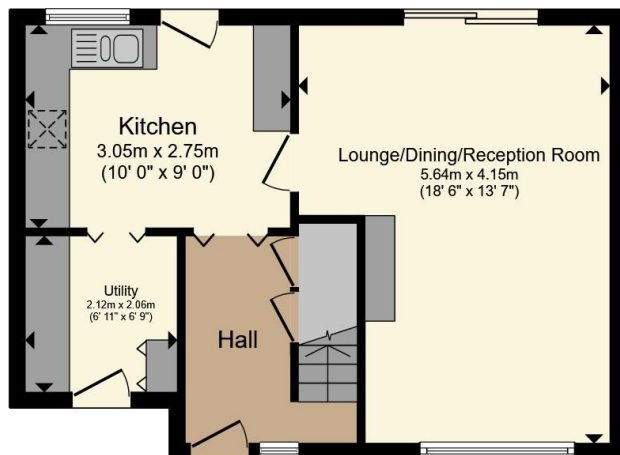
Outside

The property benefits from front and rear garden, offering outdoor space suitable for relaxing, entertaining or family enjoyment.

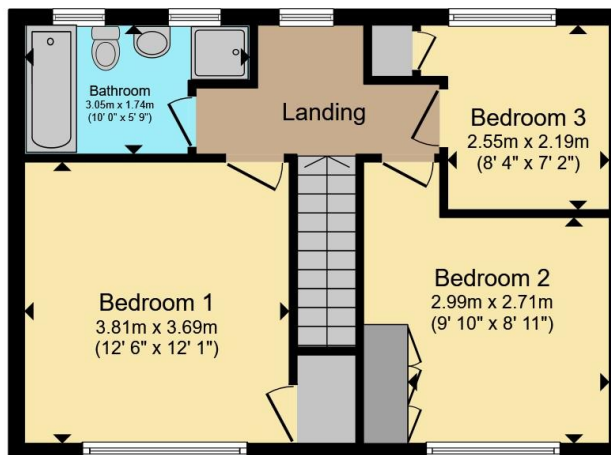
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Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.





Ground Floor



First Floor

Total floor area 88.0 m² (948 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: B

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Tenure: Freehold



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