Cauldwell

PROPERTY SERVICES

6 Tynemouth Rise, Milton Keynes, MK10 9JB

Offers In The Region Of £380,000

CAULDWELL are delighted to offer for sale this extended three bedroom semi-detached home, situated in the popular Monkston area of Milton Keynes. This well-presented property boasts a refitted kitchen/dining room, refitted family bathroom, and a refitted ensuite to the principal bedroom.

Outside, the property enjoys enclosed rear and side gardens, a garage, and a driveway providing off-road parking. Further benefits include solar panels, providing improved energy efficiency and reduced running costs.

The ground floor accommodation comprises an entrance hall, extended living room, family/dining room, kitchen and a downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room, in addition to the modern family bathroom.

Monkston is a sought-after location, offering excellent local schools, parkland, and convenient access to Central Milton Keynes and the M1.

Council tax band: C
Energy rating: B

ENTRANCE HALL
Front entrance door. Stairs to first floor. Door to living room and family room. Coving to textured ceiling. Radiator. Door to cloakroom.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Radiator. Part tiled walls. Frosted double glazed window to front

FAMILY/DINING ROOM 14'5" x 11'8" (4.41 x 3.56)
Double glazed window to front. Understairs storage cupboard. Door to kitchen. Double panelled radiator. Coving to textured ceiling.

KITCHEN 14'9" x 8'7" (4.52 x 2.63)
Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer with mixer tap. Built in double oven, four ring induction hob. Plumbing for washing machine and dishwasher. Space for fridge freezer. Breakfast bar. Skimmed ceiling with inset lighting and extractor. Double glazed window and door to rear. Tiled flooring.

LIVING ROOM 19'1" x 13'3" to 6'5" (5.83 x 4.06 to 1.96)
into extension

Dual aspect room with double glazed window to side. Double glazed door to rear. Feature Media wall. Skimmed ceiling with inset lighting. Underfloor heating.

FIRST FLOOR LANDING
Doors to upstairs rooms. Access to loft. Airing cupboard housing tank.

BEDROOM ONE 14'10" x 8'9" (4.53 x 2.67)
Double glazed window to front. Radiator. Fitted wardrobe and storage cupboard. Coving to textured ceiling Radiator Door to ensuite.

ENSUITE
Re-fitted three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin with vanity surround and close coupled wc. Heated towel rail. Tiled walls and flooring. Skimmed ceiling with inset lighting. Extractor. Frosted double glazed window to front.

BEDROOM TWO 8'7" x 7'11" (2.63 x 2.42)
Double glazed window to rear. Radiator.

BEDROOM THREE 8'8" x 5'11" (2.65 x 1.81)
Double glazed window to rear. Radiator.

BATHROOM
Re-fitted three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Heated towel rail. Tiled walls and flooring. Skimmed ceiling. Inset lighting. Shaver point. Extractor.

REAR GARDEN
Enclosed and laid to lawn with patio area and wooden fence surround. Side garden with patio area.

SINGLE GARAGE
Up and over door. Power and light.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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Floor Plan

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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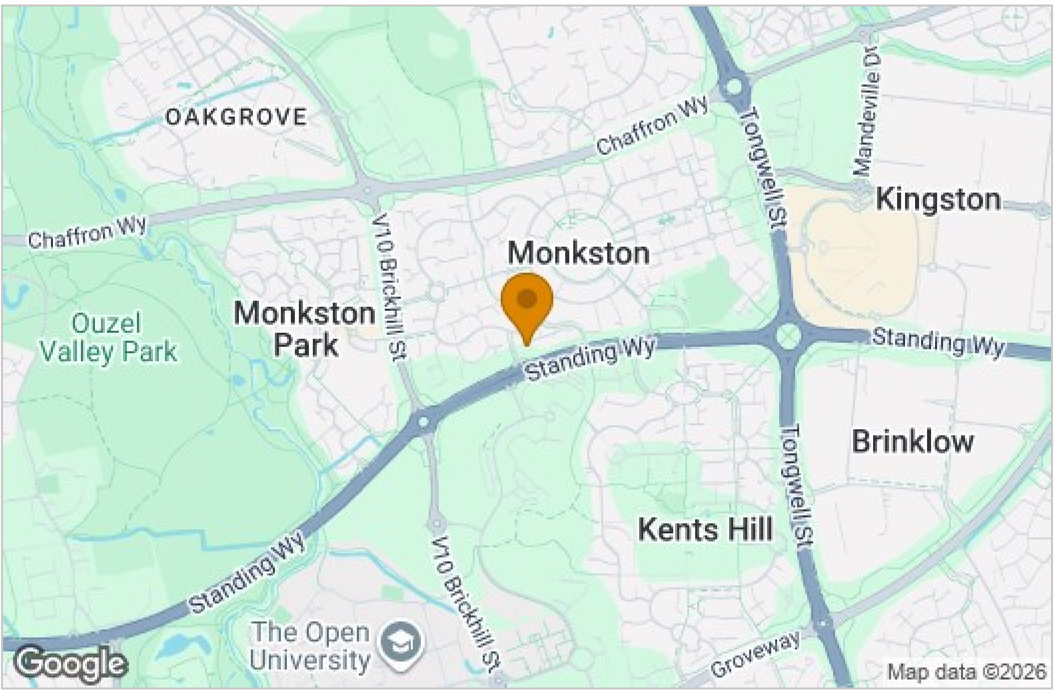
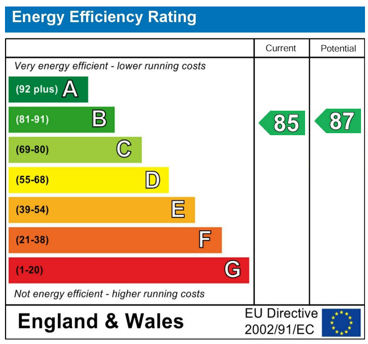
Area Map



Energy Efficiency Graph



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