
Sinclair
73
73 Melrose Road, Thringstone
£160,000

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Thringstone

OFFERED WITH NO UPWARD CHAIN, this EXTENDED THREE BEDROOM SEMI DETACHED HOME offering off road parking and an open plan setting and in brief comprises entrance hall, 19'8" kitchen/diner with an expansive lounge and further ground floor reception room previously used as the fourth bedroom with a facilitating wet room, stairs rising to the first floor landing gives way to three bedrooms and a family bathroom. The home benefits from a low maintenance courtyard rear garden and frontage able to accommodate off road parking.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedrooms
- Semi Detached House
- Extended
- Wet Room & Bathroom
- Off Road Parking
- Offered With No Upward Chain







GROUND FLOOR

Entrance Hall
Entered through a uPVC front door with inset opaque double glazed panel and having tile effect laminate flooring, stairs rising to the first floor and providing access to the kitchen/diner.

Kitchen/Diner
19' 8" x 9' 5" (5.99m x 2.87m)
Inclusive of an attractive range of wall and base units with rolled edge work surfaces, a freestanding gas cooker with extractor hood over and tiling to splash prone areas, a sink and drainer unit, space and plumbing for appliances, tile effect vinyl flooring, access to understairs storage and featuring a dual aspect with uPVC double glazed windows to front and rear and an adjacent uPVC door accessing the rear garden.

Lounge
19' 8" x 9' 6" (5.99m x 2.90m)
Having uPVC double glazed window to front, timber effect laminate flooring, log burner effect gas fireplace (not in use) and having a stone surround.

Reception Room/Bedroom Four
8' 8" x 10' 1" (2.64m x 3.07m)
Having a timber effect laminate flooring, uPVC double glazed window to rear and an adjacent uPVC door.

Wet Room
4' 9" x 10' 1" (1.45m x 3.07m)
This three piece suite comprises a wall mounted wash hand basin with mono bloc mixer tap, a walk in shower enclosure with non slip floor and tiling to splash prone areas, a low level push button w.c, extractor fan and opaque uPVC double glazed window to rear.







FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to three bedrooms and the family bathroom and comprises an airing cupboard housing the hot water cylinder and loft hatch respectively.

Bedroom
10' 5" x 6' 3" (3.18m x 1.91m)
Having uPVC double glazed window to front.

Bedroom
6' 10" x 11' 4" (2.08m x 3.45m)
Having uPVC double glazed window to rear.

Bedroom
13' 2" x 9' 5" (4.01m x 2.87m)
Having uPVC double glazed window to front and timber effect laminate flooring.

Bathroom
6' 0" x 7' 6" (1.83m x 2.29m)
Comprising low level w.c, pedestal wash hand basin, panelled bath with splash screen and electric shower over, tiled splash backs and opaque uPVC double glazed window to rear and tile effect vinyl flooring.

Rear Garden

Comprises a low maintenance paved aspect with an adjacent artificial lawn, rear gated access, timber feather board and close board fence panelling, water point and wall lighting.

Front Garden

Having a timber gate with box hedging, dwarf brick wall and porch.

Driveway

Offering off road parking via a block paved driveway.

















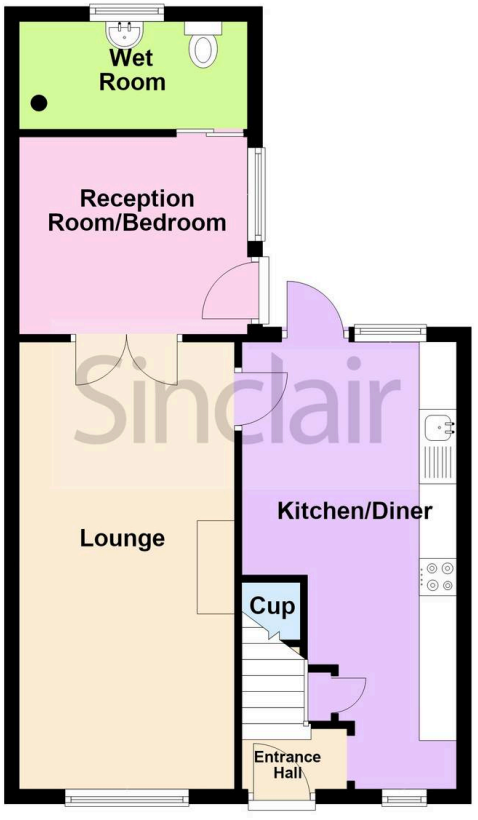





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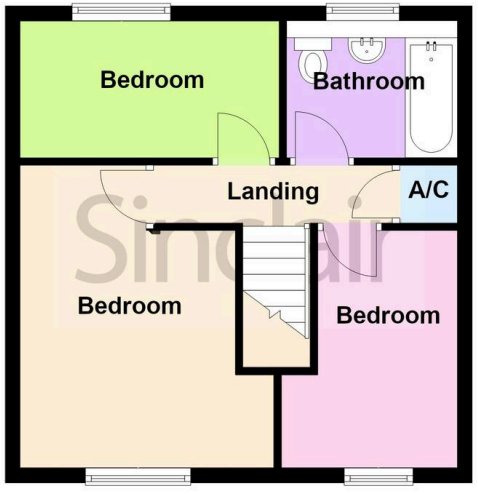
Ground Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.7 sq. feet)





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