



ESTATE AGENTS

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**Offers In Excess Of £250,000**

PCM Estate Agents are delighted to present to the market this OLDER STYLE TWO DOUBLE BEDROOM TERRACED FAMILY HOME, conveniently positioned on the outskirts of the sought-after Little Ridge area. The property benefits from a FAMILY FRIENDLY REAR GARDEN and a block-paved driveway providing OFF ROAD PARKING for two vehicles side by side.

This charming home is well presented throughout and offers modern comforts including gas-fired central heating and double glazing. The accommodation is arranged over two floors and comprises an entrance hall, a lounge, a MODERN KITCHEN-DINER, UTILITY ROOM, and a ground floor bathroom. To the first floor there are TWO GOOD SIZED BEDROOMS and a SHOWER ROOM. Externally, the REAR GARDEN is of a generous size, making it ideal for families, entertaining, or outdoor relaxation.

Conveniently located within easy reach of local amenities in Little Ridge, the Conquest Hospital, bus routes, and highly regarded schooling establishments, this is a lovely home for anyone seeking a well-presented property in a popular residential location.

Please call the owners agents now to book your viewing and avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Opening into:

#### **ENTRANCE HALL**

Double glazed windows with obscured glass for privacy, stairs rising to upper floor accommodation, two under stairs storage cupboards, radiator, wall mounted thermostat control for gas fired central heating, doors opening to:

#### **LOUNGE**

14' x 10'3 (4.27m x 3.12m)

Picture rail, fireplace, recessed storage, television point, fibre broadband point, double radiator, double glazed bay window to front aspect.

#### **KITCHEN-DINER**

16' max x 11'3 (4.88m max x 3.43m)

Ample space for dining table, coving to ceiling, recessed shelving, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces and tiled splashbacks, four ring gas hob with fitted cooker hood over, waist level electric fan assisted oven, inset one & ½ bowl drainer-sink unit with mixer tap,

radiator, integrated dishwasher, integrated tall fridge freezer, breakfast bar seating area, double glazed window with views down the garden, door to:

#### **UTILITY**

7'8 x 7'4 (2.34m x 2.24m)

Space and plumbing for washing machine, wall mounted Worcester boiler, further space for fridge freezer, wood laminate flooring, double glazed window to side with obscured glass for privacy, UPVC single opening door to side aspect opening into the garden, internal door providing access to:

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, tiled splashbacks, pedestal wash hand basin, low level wc, double radiator, double glazed opaque glass window to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space. providing access to:

#### **BEDROOM**

12'2 max x 15'2 narrowing to 11'4 (3.71m max x 4.62m narrowing to 3.45m)

Picture rail, radiator, fireplace, fitted cupboards and wardrobes, double glazed windows to front aspect.

#### **BEDROOM**

9'6 x 11'5 (2.90m x 3.48m)

Fitted cupboards/ wardrobes, fireplace, radiator, double glazed window to rear aspect with views down the garden.

#### **SHOWER ROOM**

Large walk in shower enclosure with shower, dual flush low level wc, pedestal wash hand basin with mixer tap, heated towel rail, part tiled walls, tiled flooring, down lights, double glazed window with opaque glass to rear aspect.

#### **OUTSIDE - FRONT**

Block paved drive providing off road parking for two vehicles side by side.

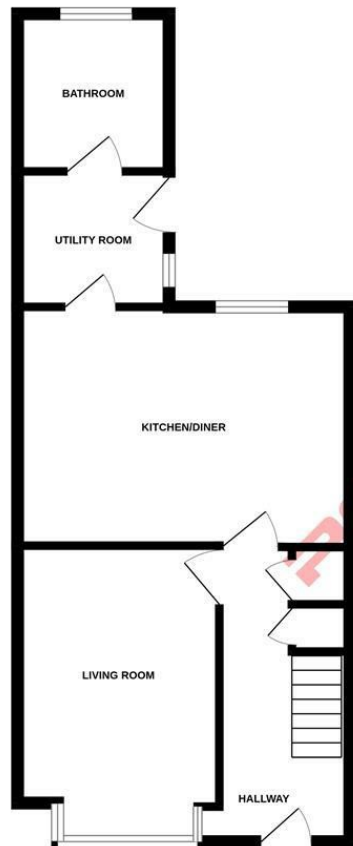
#### **REAR GARDEN**

Good size with fenced boundaries, wooden shed, section of lawn, patio and planted areas.

Council Tax Band: B



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.