



7 Stanley Court, Westhill

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In Excess of £170,000

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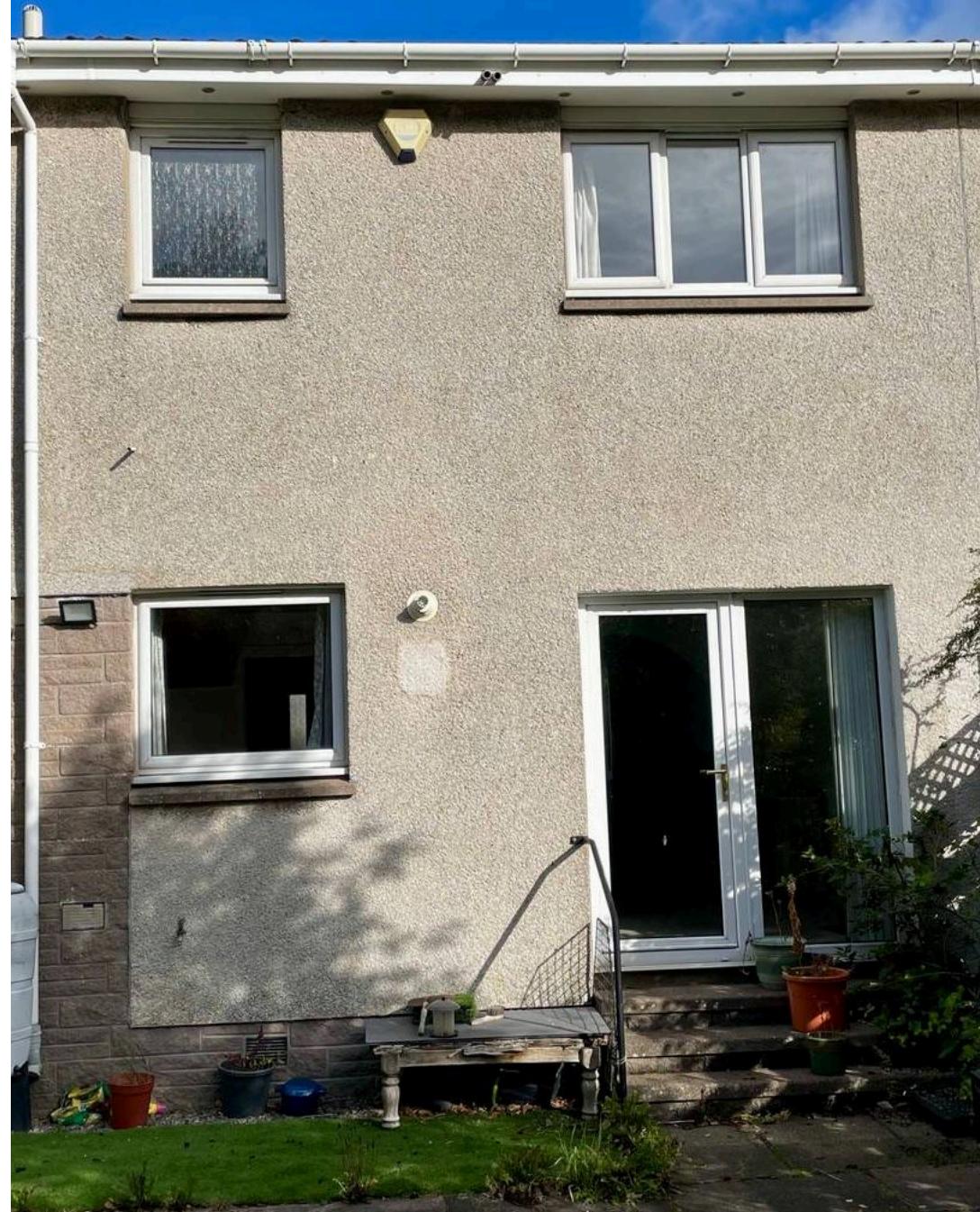
Westhill, Westhill

EXCELLENT FIRST TIME BUY/BUY TO LET. OPPORTUNITY TO ADD VALUE.

Council Tax band: TBD

Tenure: Freehold

- Spacious 3 bedoomed semi.
- Quiet location within easy walking distance of town centre.
- Secluded gardens.
- Single garage and private parking.







Entrance hall

15' 0" x 6' 2" (4.58m x 1.88m)

A spacious hall with fully carpeted stair leading to the upper floor and access to the WC.

Lounge

14' 7" x 10' 11" (4.45m x 3.34m)

A bright and spacious lounge with attractive curved window to the front and open access to the dining room. Fresh neutral decor and fully fitted carpet.

Dining Room

11' 0" x 8' 7" (3.36m x 2.61m)

A good sized dining room with open access to the lounge and kitchen along with door to the rear garden. Fully carpeted.

Kitchen

11' 0" x 8' 6" (3.35m x 2.59m)

A good sized kitchen that is currently fitted with a range of wall and base units with contrasting work surfaces and splash back tiling. The central heating boiler is located here.

WC

4' 10" x 2' 10" (1.47m x 0.87m)

Well located off the hallway, it is fitted with a wall mounted corner wash hand basin and WC.

Upper Landing

11' 9" x 6' 2" (3.58m x 1.88m)

Fully carpeted landing with airing cupboard and further spacious storage cupboard over the stairs.

Bedroom 1

12' 1" x 8' 8" (3.69m x 2.65m)

A spacious double bedroom with window overlooking the rear garden and fitted wardrobe.

Bedroom 2

11' 7" x 8' 6" (3.54m x 2.60m)

A second double bedroom with large window overlooking the front and fitted wardrobes.

Bedroom 3



FRONT GARDEN

To the front is a low maintenance garden with a selection of mature shrubs and hedging.

REAR GARDEN

Entered via a secure gate to the side, this generous, fully enclosed rear garden is extremely private again low maintenance with a patio area suitable for outside seating. It is perfect for young family members or pets.

GARAGE

Single Garage

There is a single garage with parking for one vehicle just along the path from the property. There is further visitor parking available.





Approximate total area⁽¹⁾

41.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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