



Thirlmere Way Slatyford

- Ground floor flat
- Two Bedrooms
- Fitted Kitchen
- Gas central heating
- Double glazing
- Gardens to front, side and rear
- No upper chain

£ 70,000



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Ground floor flat ideal for a first time buyer. Conveniently close to local shops, amenities and with an array of transportation links. The property benefits from gas central heating and double glazing. The accommodation briefly comprises: entrance hallway, lounge, kitchen, two bedrooms and bathroom w/c. Externally there are gardens to the front, side and rear. No onward chain.

Entrance hallway

Entry via double glazed door; gas central heating radiator; metre cupboard.

Lounge

Double glazed bay window to front; double glazed window to side; gas central heating radiator; feature fire place with inset gas fire and decorative surround; television point.

Kitchen 10'2 x 7'9

Fitted with a range of wall and floor units with complimenting roll top work surfaces; stainless steel circular sink with drainer unit and mixer tap; integrated gas hob; plumbing facilities for automatic washing machine; tiled flooring; double glazed window to rear; double glazed door to rear garden.

Bedroom one 11'10 x 12'2

Double glazed window to rear; fitted wardrobes and dresser unit; gas central heating radiator.

Bedroom two 12'9 x 6'6

Double glazed window to front; gas central heating radiator.

Bathroom w/c

Three piece bathroom suite comprising: low level w/c, pedestal wash hand basin and panelled bath with shower attachment. Part panelled walls; gas central heating radiator; double glazed frosted window to front.

Externally

Garden to front and side laid to lawn. Enclosed garden to rear also laid to lawn.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		74	
	60		69
			54
England & Wales	EU Directive 2002/91/EC		England & Wales

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