





**£350,000**

Offered to the market is this well presented THREE DOUBLE BEDROOM end terrace family home. The accommodation comprises an open lounge/diner, fitted kitchen with RANGE COOKER, utility area, family bathroom and separate WC. With good sized and well maintained front and rear gardens, viewing this property is a must!

# Property Description

## **ENTRANCE**

Storm porch over front door to:

## **ENTRANCE HALL**

Stairs rising to first floor, door to:

## **LOUNGE/DINER**

Dual aspect double glazed windows to front and rear, coving to ceiling, radiator, door to:

## **KITCHEN**

Double glazed window to rear aspect, a range of base and eye level units with butcher block work surface over. Range oven with extractor hood over, plus one and a half bowl stainless steel sink with mixer tap and drainer. Space for washing machine and fridge/freezer. Metro tiling and splashback, slate flooring. Door to:

## **UTILITY ROOM**

Obscured double glazed window to side aspect, door to side aspect, under stairs storage, radiator.

## **LANDING**

Doors to bedrooms and bathroom, door to airing cupboard housing Vaillant combi boiler, access to loft void

## **BEDROOM ONE**

Double glazed window to front aspect, built in wardrobe, radiator

## **BEDROOM TWO**

Double glazed window to rear aspect, shelving and hanging rail to remain, radiator

## **BEDROOM THREE**

Double glazed window to front aspect, radiator

## **BATHROOM**

Obscured double glazed window to rear aspect, tiled bath, vanity wash hand basin, with complimentary tiling

## **WC**

Obscured double glazed window to rear aspect, high level WC

## **OUTSIDE**

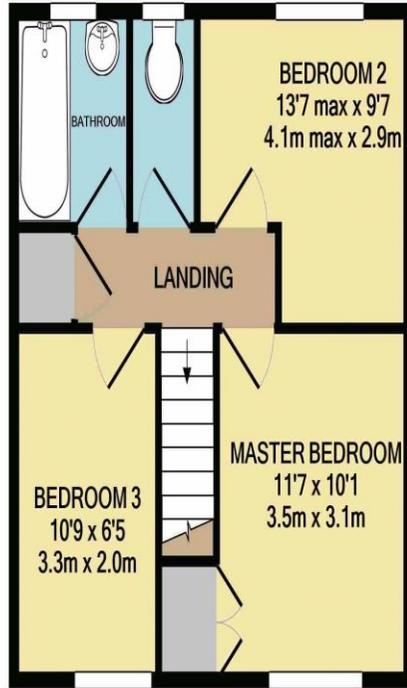
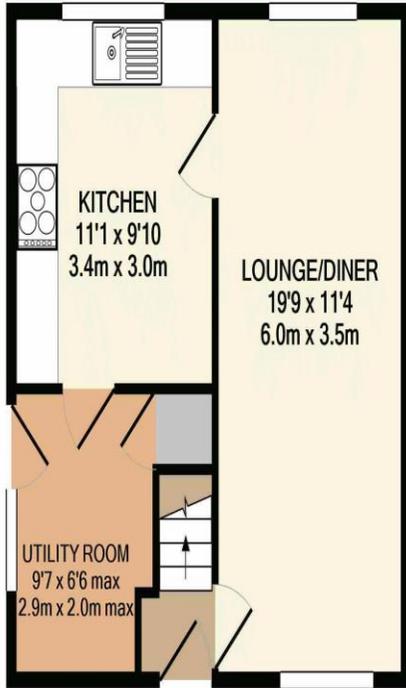
### **COMMUNAL PARKING**

### **FRONT GARDEN**

Hedges to front with gated entrance, gravelled area with paving to front door and a range of mature flowers and shrubs, gated side access.

### **REAR GARDEN**

Enclosed by timber fence panelling, mostly laid to lawn with a range of mature flowers and shrubs, gravelled area and decked seating area with pergola over. There is also a woodchip children's play area to the rear



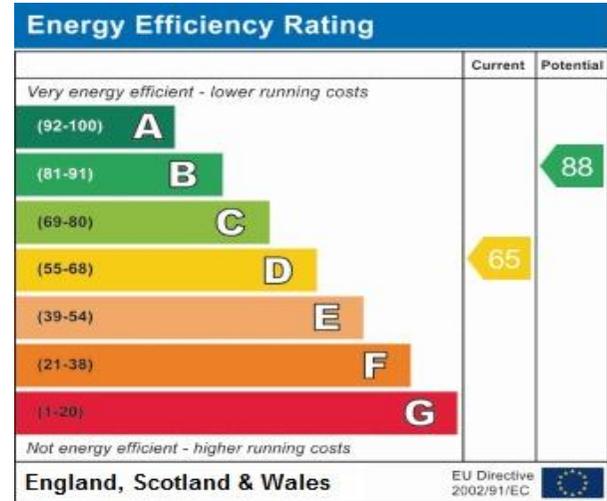
GROUND FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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