





**£325,000**

Located in Eaton Mill is this three-bedroom extended end of terrace family home offered with no chain. The property comprises an entrance porch, lounge, dining room, downstairs cloakroom, kitchen and family bathroom. Externally the property features a front garden and spacious rear garden, with further benefits including a garage with off road parking.

# Property Description

## ENTRANCE

Double glazed door to entrance porch.

## ENTRANCE PORCH

Wooden double glazed window to each side, double glazed window to front, door to lounge, storage cupboard.

## LOUNGE

Double glazed bay window to front aspect. Stairs to first floor, radiator, open to dining area.

## DINING AREA

Radiator, storage cupboard housing wall mounted boiler, radiator, open to kitchen, door to cloakroom.

## CLOAKROOM

Frosted double glazed window to front aspect. Low level w.c., vanity wash hand basin with mixer tap, heated towel rail, splash back tiling.

## KITCHEN

Double glazed window to rear and frosted double glazed door to rear. Range of floor standing and wall mounted units with work surface over, one and a half stainless steel sink with mixer tap, integrated electric oven and grill, integrated electric hob, washing machine, fridge/freezer. part tiled walls.

## LANDING

Double glazed window to side aspect. Access to loft space, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, built in wardrobe, storage cupboard.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, storage cupboard.

## BATHROOM

Frosted double glazed window to rear aspect. Corner shower cubicle, vanity wash hand basin with mixer tap and low level w.c., heated towel radiator, fully tiled floor and walls.

## OUTSIDE

### GARAGE/PARKING

Single garage to rear with off road parking, up and over door, power and light.

### FRONT GARDEN

Laid to gravel, stepping stones, bush border.

### REAR GARDEN

Laid to lawn, side gated access, enclosed by timber fencing panels, stepping stones, gravel border, plant and flower border, outside tap.

GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. These floorplans are for guidance only and should not 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

