



Petersmith Crescent

Ollerton



Offers in the Region Of £140,000

(Chadwells
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*Desirable Location... with No
Upward Chain*





Petersmith Crescent





Welcome

A promising opportunity in New Ollerton! This three-bedroom semi-detached home, located in a quiet cul-de-sac, is ready for its next chapter. It is simply calling out to those with a vision for transformation. This property eagerly awaits a new owner to restore its charm. Boasting a spacious lounge with windows to the front, kitchen/diner, three good size bedrooms and a family bathroom on the first floor the property offers ample space for comfortable living. Outside there is a front garden, a side gate leads to the large private rear garden. With its potential waiting to be unlocked, this property will appeal to both investors and first-time buyers with the added advantage of no upward chain.



Step inside...

Entrance Hallway *6' 0" x 10' 9" (1.83m x 3.27m)*

Access to lounge and stairs off to the first floor landing.

Living Room *14' 3" x 10' 10" (4.34m x 3.30m)*

With a brick fire place, carpet flooring, ceiling light, radiator and window to the front aspect.

Kitchen/Diner *20' 9" x 10' 10" (6.32m x 3.30m)*

With part tiled and part carpeted flooring, floor unit with stainless steal sink and mixer tap, wall mounted gas fire, dual aspect windows to side and rear aspect and door into rear porch.

Rear Porch *5' 4" x 3' 8" (1.62m x 1.12m)*

Window to rear aspect and door leading to rear garden.

First Floor Landing *6' 7" x 8' 5" (2.01m x 2.56m)*

With carpet flooring, window to the side aspect, pendant light fitting, radiator and loft access.

Master bedroom *12' 3" x 9' 11" (3.73m x 3.02m)*

Window to the rear aspect, radiator, ceiling light and built in storage cupboard.

Bedroom 2 *9' 9" x 10' 10" (2.97m x 3.30m)*

Window to the front aspect, radiator and ceiling light.

Bedroom 3 *10' 7" x 6' 7" (3.22m x 2.01m)*

Window to the front aspect, radiator and ceiling light.

Family Bathroom *8' 1" x 5' 5" (2.46m x 1.65m)*

Fitted with a three piece suite that comprises of a panel bath with shower over and shower screen, pedestal WC and sink. Vinyl flooring, fully tiled walls, ladder radiator, ceiling light and dual aspect obscure windows side and rear aspects.

Externally

The front of the property is accessed through a wooden gate giving access to the fenced front garden which is laid to lawn. To the side of the property there is a private driveway and access to large rear garden which is mainly laid to lawn.



Floor 0



Floor 1

Approximate total area⁽¹⁾
842 ft²

(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.

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