







**£170,000**

Located within the popular estate of Stantonbury providing easy access to all local amenities this two bedroom maisonette is offered to the market with no upper chain with further benefits including, lounge/diner, kitchen, family bathroom and garden.

# Property Description

## ENTRANCE PORCH

Door to lounge.

## LOUNGE/DINER

Double glazed window to front aspect. Storage heater, doors to inner hall and kitchen.

## KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface, stainless steel sink with mixer tap, space for cooker, space for tumble dryer and fridge/freezer, plumbing for washing machine, door to garden.

## INNER HALL

Understairs storage cupboard, airing cupboard housing hot water tank.

## BEDROOM ONE

Double glazed window to front aspect. Storage heater.

## BEDROOM TWO

Double glazed window to rear aspect. Storage heater.

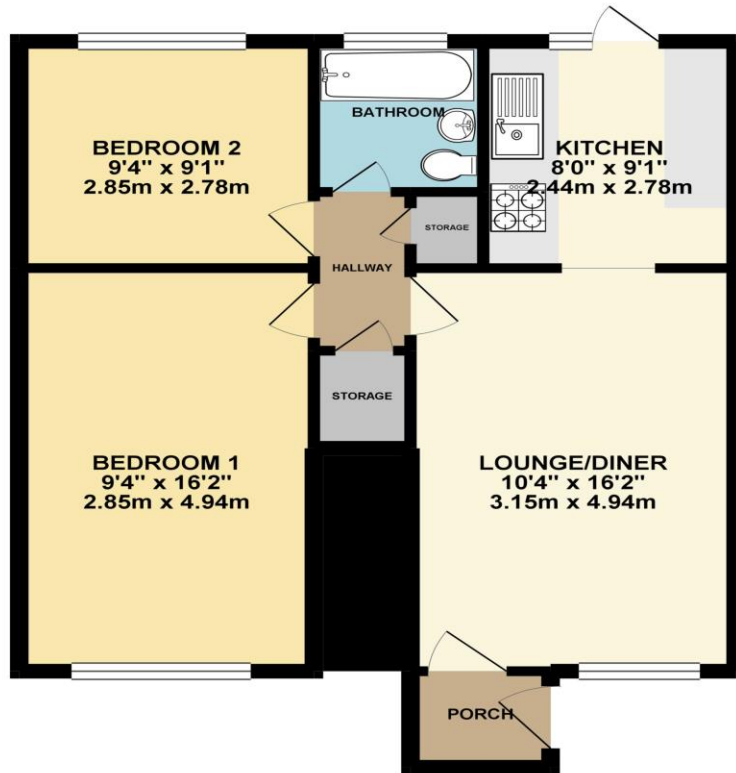
## BATHROOM

Frosted double glazed window to rear aspect. Panelled bath with shower attachment over, pedestal wash hand basin, low level w.c., heated towel rail, part tiled walls.

## REAR GARDEN

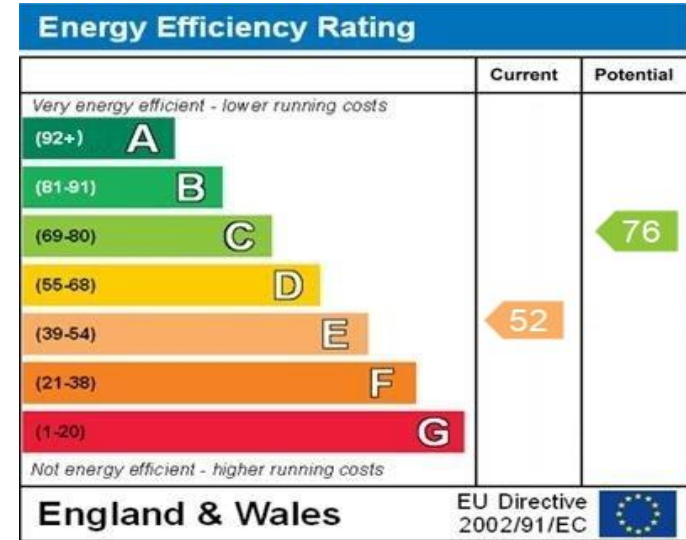
Mainly laid to lawn surround by panel fencing, gated rear access.

GROUND FLOOR 565.42 sq. ft.  
( 52.53 sq. m. )



TOTAL FLOOR AREA : 565.42 sq. ft. ( 52.53 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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