







**£325,000**

Ideally positioned within a quiet cul-de-sac location this three bedroom semi-detached family home is offered to the market with many benefits including two reception rooms, kitchen/diner, family bathroom, rear garden and allocated parking.

# Property Description

## ENTRANCE HALL

Radiator, stairs to first floor landing.

## CLOAKROOM/UTILITY

Frosted double glazed window to front aspect. Low level w.c. with push button flush, pedestal wash hand basin, heated towel rail, plumbing for washing machine.

## LOUNGE

Double glazed door to conservatory, double glazed window to rear. Radiator, television point, flow through to kitchen.

## CONSERVATORY

Double glazed windows to side and rear aspects, double glazed door to rear. Radiator.

## KITCHEN/DINER

Double glazed windows to front and rear aspects, double glazed door to rear. Range of base and eye level units with roll edge work surface over, splash back tiling, understairs storage, built in oven and microwave, built in hob with extractor hood over, single drainer one and a half sink, space for fridge/freezer.

## LANDING

Access to loft space, airing cupboard housing wall mounted boiler and water tank, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Frosted double glazed window to rear aspect. Vanity wash hand basin, splash back tiling, low level w.c. with push button flush, panelled bath with mixer tap and shower attachment.

## PARKING

Allocated parking for one car.

## FRONT GARDEN

Pathway to front door, side gated access.

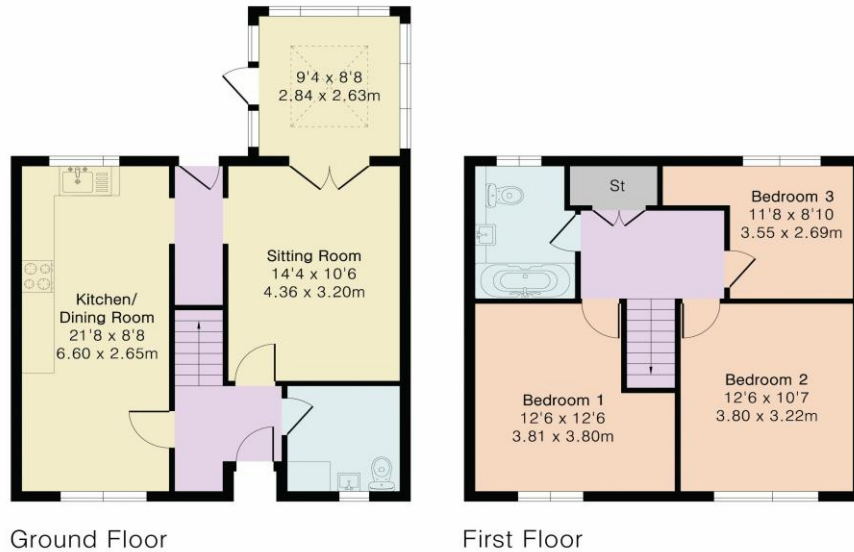
## REAR GARDEN

Laid to lawn, shed to remain, side gated access, outside tap, enclosed by fencing panels.

## Approximate Gross Internal Area 1080 sq ft - 101 sq m

Ground Floor Area 579 sq ft – 54 sq m

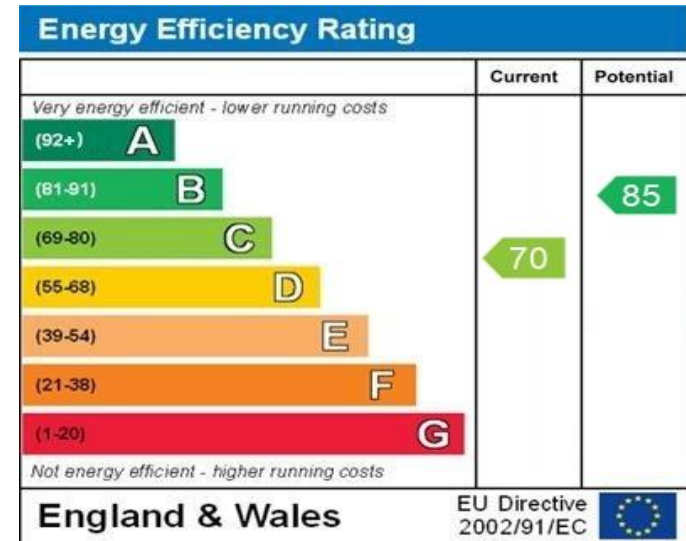
First Floor Area 501 sq ft – 47 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

*Michael*  
**ANTHONY**



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