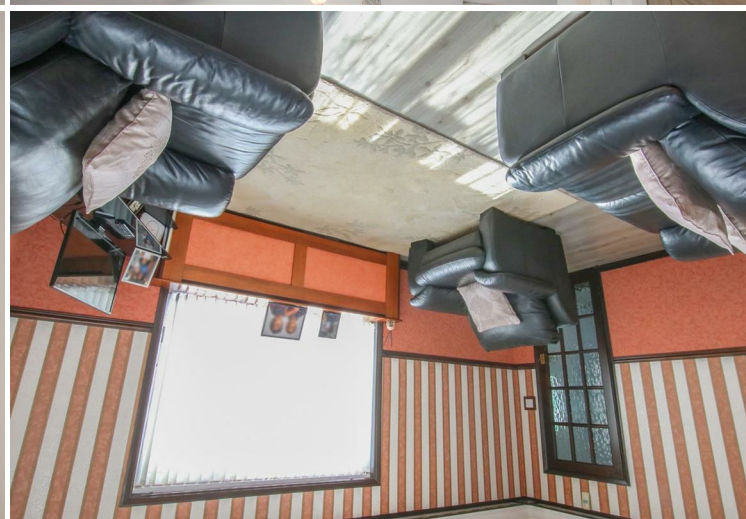
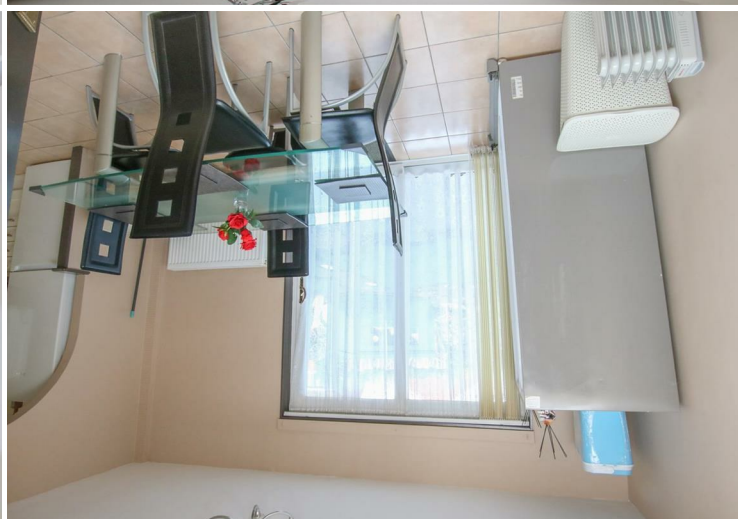
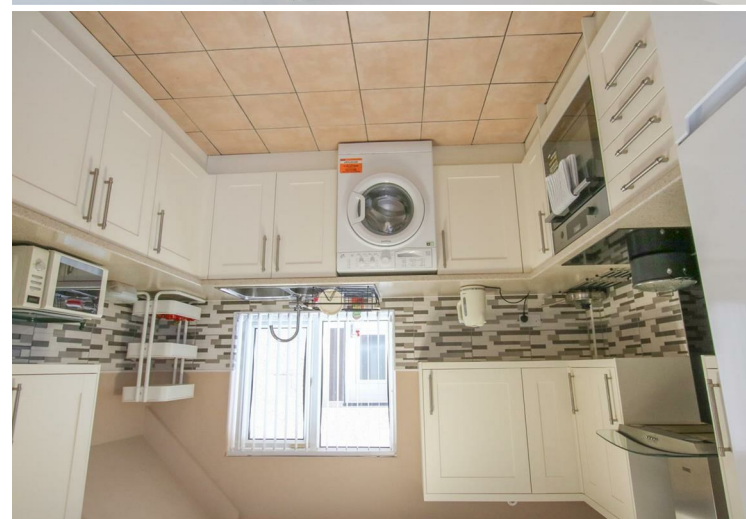
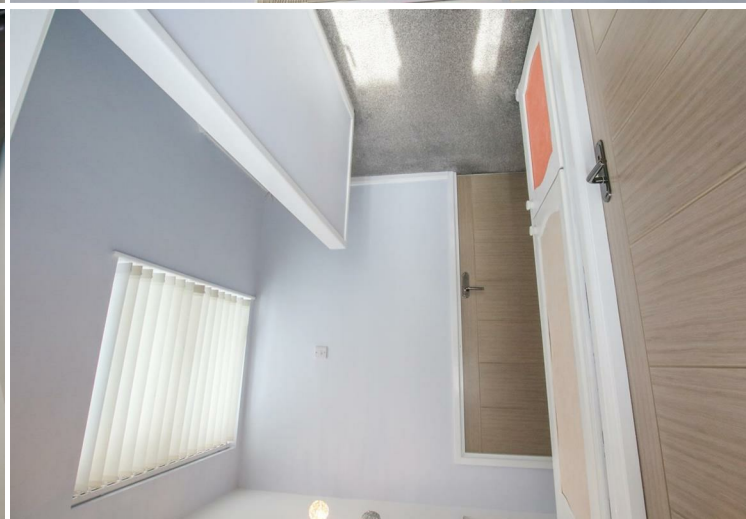
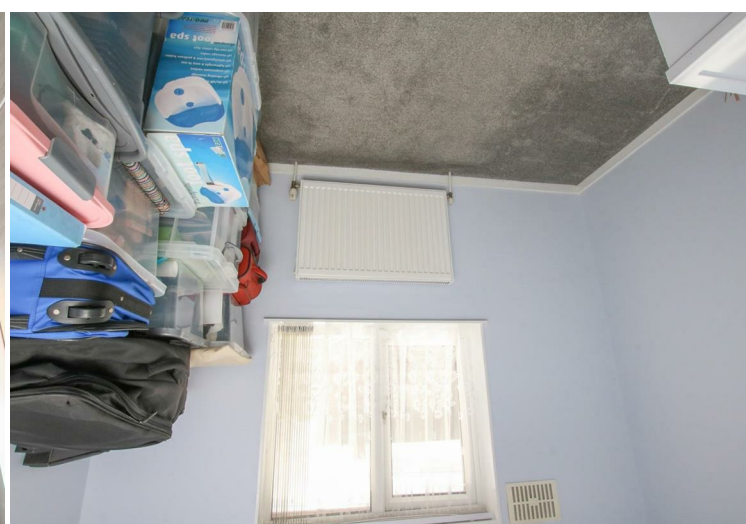
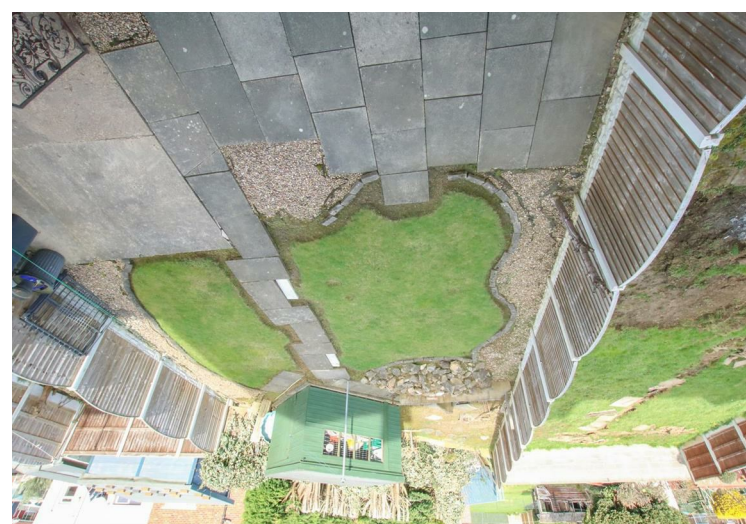




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Offers Over £155,000

3 BEDROOM SEMI DETACHED HOUSE / BEAUTIFUL MODERN KITCHEN / FULLY TILED CONTEMPORARY BATHROOM / GOOD SIZED LIVING INCLUDING 3 GOOD SIZED BEDROOMS / GREAT LOCATION WITH ACCESS TO LOCAL AMENITIES / VIEWING RECOMMENDED //

Located on this popular roadway, a good sized 3 bedroom semi detached house. The property has undergone a comprehensive amount of work to include a new fitted kitchen with integrated appliances and a gorgeous contemporary styled bathroom and briefly comprises: Entrance hall with stairs to the first floor, spacious lounge, open plan dining kitchen including modern integrated appliances, first floor landing, 3 good sized bedrooms and a contemporary style bathroom with a shower. Outside are front and rear gardens, the front provides gated off road parking whilst the rear is nicely enclosed with a useful timber shed. Great location with access to local amenities and therefore early viewing is recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, modern laminate flooring and a door to a cloaks style cupboard which has coat rails and also houses a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

LOUNGE

15'0" x 10'7" (4.57m x 3.23m)

A good sized front facing reception room, it has a broad PVC double glazed window to the front, modern laminate flooring, a central ceiling light, coving to the ceiling and a central heating radiator concealed behind a radiator grille. Double doors continue into the dining area.

DINING AREA

12'0" x 10'6" max (3.66m x 3.20m max)

This has PVC double glazed sliding patio doors which give access out onto the rear garden, a double panel central heating radiator, tiled flooring, a ceiling light and a large opening which leads through into the kitchen.

KITCHEN

10'8" x 9'2" (3.25m x 2.79m)

All beautifully finished with a range of modern high and low level units with a rolled edge work surface, there is a ceramic hob, matching splashback, an integrated oven and an extractor hood. There is plumbing for an automatic washing machine, a tall larder style cupboard, space for a tall fridge freezer, a

PVC double glazed window to the side, a continuation of the tiled flooring and a ceiling light.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into the loft space, a storage cupboard, a ceiling light and new interior doors which lead to the bedrooms and bathroom.

BEDROOM 1

11'8" x 10'6" (3.56m x 3.20m)

A large double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a ceiling light and a range of fitted bedroom furniture concealing hanging rail and storage.

BEDROOM 2

13'2" x 10'6" max (4.01m x 3.20m max)

A good sized second double bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator, a ceiling light and a deep built in cupboard.

BEDROOM 3

9'2" x 7'6" (2.79m x 2.29m)

A comfortable third bedroom, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a modern white suite comprising of a panelled bath with a shower over, a wash basin and a low flush W/C inset to bathroom furniture. It is all beautifully tiled with modern tiling, there is a contemporary style towel rail/ radiator and a PVC double glazed window.

OUTSIDE

To the front of the property there is an enclosed garden area, this has brick walling and fencing to the perimeters, a dropped curb gives access courtesy of 2 double opening gates onto a car parking space. The remainder is lawned with a decorative pebble border.

REAR GARDEN

The rear garden again, is a particularly good size, as evidenced by the photographs. There is fencing and hedging to the perimeters, a paved patio and sitting area leading onto several ornamental lawns with a further cultivated area to the rear plus a useful timber storage shed.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler 2017.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton

knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

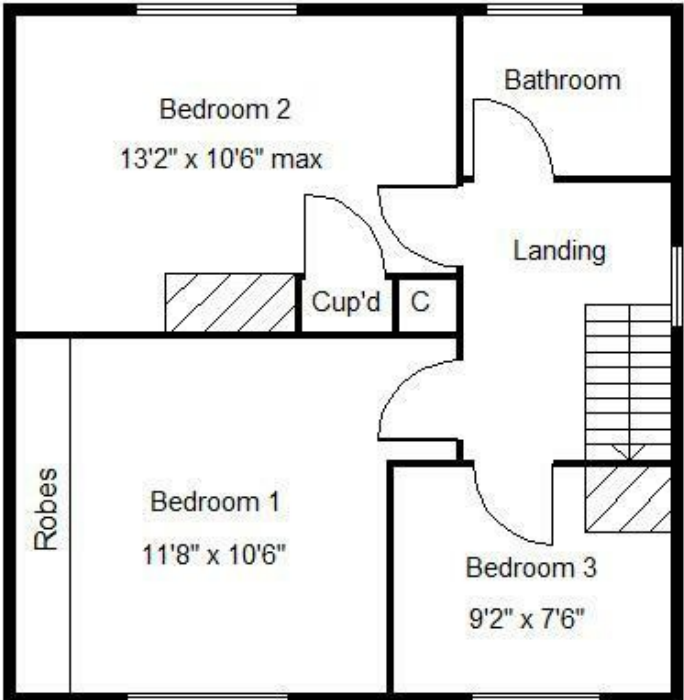
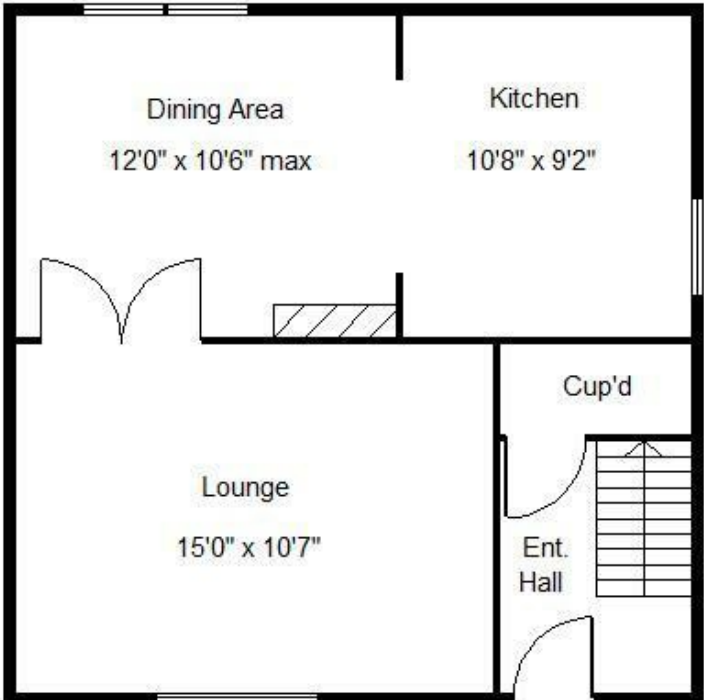
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC