



- 3 Bed 1930's Semi Detached House
- Lounge with Fireplace
- Bathroom/WC
- Fabulous Opportunity

- Many Original Features
- Dining Room with Fire & Pantry
- Front, Side & Rear Gardens

- In Need of Updating/Refurbishment
- Kitchen; Separate Utility Room
- Lovely Cul-de-Sac Location

A charming 3 bedroomed 1930's semi detached house, well presented, yet in need up updating. With considerable charm., including original doors and stained and leaded windows, this property presents a wonderful opportunity to create a superb home to the purchasers' own taste and requirements. With gas fired central heating and some secondary glazing, the Entrance Porch, with tiled floor, leads to the Reception Hall and on to the Lounge, with coal effect real flame gas fire within a tiled fireplace and bay to the front. The Dining Room has a feature coal effect gas fire with back boiler and there is a shelved pantry. The Kitchen has a stainless steel sink unit with round edged work surfaces and there is a Utility Room with Belfast sink, half tiled walls and door to the rear. Stairs lead from the hall to the First Floor Landing, with picture rail. Bedroom 1 is to the rear and has a range of fitted wardrobes with storage cupboards over and book/display shelving. Bedroom 2 is to the front and has a range of fitted wardrobes with storage cupboards over. Bedroom 3, to the front, also has fitted double wardrobes with storage cupboards over and access to the loft. The Bathroom/WC has a low level wc, wall mounted wash basin with mirror over, panelled bath, fully tiled walls and shelved airing cupboard. The Garage is attached.

Externally, the Front & Side Gardens are well stocked with an excellent collection pf plants and shrubs and there is a driveway to the garage. The Rear Patio Garden is South West facing, paved with a range of colourful plants and flowers to the borders, shed, lean to greenhouse and External WC.

Buxton Gardens is a cul-de-sac, quietly situated with with easy access to a wide range of amenities including good local shops and excellent road and public transport links into the city and other surrounding areas.

Entrance Porch 6' x 2'10 (1.83m x 0.86m)

Reception Hall 14'9 x 6' (4.50m x 1.83m)

Lounge 11'6 x 16'2 (into bay) (3.51m x 4.93m (into bay))

Dining Room 14'9 x 8'9 (4.50m x 2.67m)

Kitchen 6'8 x 5'8 (2.03m x 1.73m)

Utility Room 9'8 x 5'3 (2.95m x 1.60m)

First Floor Landing

Bedroom 1 11'2 x 10'10 (max) (3.40m x 3.30m (max))

Bedroom 2 11' x 10'8 (max) (3.35m x 3.25m (max))

Bedroom 3 7'10 x 6'9 (2.39m x 2.06m)

Bathroom/WC 6'8 x 4'1 (2.03m x 1.24m)

Garage 14'8 x 9'7 (4.47m x 2.92m)

External WC



Energy Performance: Current E Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.