



- 3 Bed Semi Detached House
- Cloaks/WC
- Kitchen & Sun Room
- Desirable Residential Area

- Spacious & Well Appointed
- Lounge with Fireplace & Fitted Units
- Lovely Family Gardens

- Features Inc Stained & Leaded Windows
- Dining Room with Fireplace & French Door
- Detached Garage & Car Port

A fabulous 3 bedroomed semi detached family house situated within this highly desirable residential area. With gas fired central heating and sealed unit double glazing, this property has considerable character and charm, with many lovely features including stained and leaded windows and deep coved ceilings. The Entrance Porch, with quarry tiled floor, leads to the Reception Hall and the Cloakroom/WC, with low level wc and washbasin. The focal point of the Lounge is a cast iron and tiled fireplace with superb surround and fitted storage cabinets with book/display shelving over and bay to the front. The Dining Room has a coal effect real flame gas fire within a contemporary surround, wall lights and French door to the rear garden. The spacious Kitchen is well fitted with a range of units, Belfast sink, granite work surfaces, Rangemaster dual fuel range style cooker with extractor over, concealed plumbing for a washer and wood flooring and is open to the Sun Room, overlooking and with doors opening to the rear garden. Stairs lead from the hall to the First Floor Landing, with access to the loft via a retractable ladder. Bedroom 1 has an original cast iron fireplace, a range of fitted wardrobes and is to the front. Bedroom 2 is to the rear, also with fitted wardrobes. Bedroom 3 has a bay to the side. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, double ended bath with telephone style shower mixer, shower quadrant with mains shower and traditional radiator with integral towel warmer. There is also an additional WC, with wc and wash basin in a useful Study/Box Room. There is also a Detached Garage with Car Port.

Externally, the Front Garden is approached via a gate, with lawn, shrubs and hedge for privacy. A gate leads to the side and the Rear Garden, ideal for family use with patio areas, lawn and a collection of shrubs and plants.

This property is well placed for schools, Benton Metro Station and other links to the city and coast.

Entrance Porch 7'2 x 3'6 (2.18m x 1.07m)

Reception Hall

Cloakroom/WC 6'2 x 2'6 (1.88m x 0.76m)

Lounge 14'0 x 14'0 (into bay) (4.27m x 4.27m (into bay))

Dining Room 13'4 x 12'10 (4.06m x 3.91m)

Kitchen 17'2 x 11'0 (5.23m x 3.35m)

Sun Room 14'2 x 11'9 (4.32m x 3.58m)

First Floor Landing

Bedroom 1 13'10 x 12'6 (4.22m x 3.81m)

Bedroom 2 13'6 x 9'8 (4.11m x 2.95m)

Bedroom 3 9'6 x 10'0 (into bay) (2.90m x 3.05m (into bay))

Bathroom/WC 10'11 x 7'2 (3.33m x 2.18m)

WC 4'3 x 3'0 (1.30m x 0.91m)

Study/Box Room 8'6 x 4'3 (2.59m x 1.30m)

Detached Garage



Energy Performance: Current Potential

Council Tax Band: D

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.