



- 2 Bed End Terrace (of 3)
- Open Plan Lounge with Patio Doors
- Gas CH & SUDG
- Ideal First Purchase

- Well Presented
- High Gloss Kitchen
- Double Parking Space

- Cloakroom/WC
- Bathroom/WC with Shower
- 'Larger' Private Garden



A well presented and pleasantly situated 2 bedroomed end terraced house, within this popular development. Quietly located at the end of a small cul-de-sac and with the benefit of a 'larger' garden, this property benefits from gas fired central heating and sealed unit double glazing. The Reception Hall leads to the Cloakroom/WC, with low level suite, wall mounted wash basin and cloaks rail. The open plan Lounge has patio doors opening to the rear garden. The Kitchen is fitted with a range of high gloss wall and base units with sink unit, split level oven with 4 ring gas hob with extractor over, plumbing for a washer and combi boiler. Stairs lead from the lounge to the First Floor Landing. Bedroom 1 is to the rear and has a spacious walk in wardrobe. Bedroom 2 is to the front. The Bathroom/WC is fitted with a low level wc, pedestal washbasin and panelled bath with rainhead and hand held showers over, screen and fully tiled surrounds.

Externally, there is a double length Driveway. The generous Rear Garden is private with a patio, lawn and raised beds with range of conifers and other shrubs.

Wheatfield Road is well placed for Westerhope's amenities including school and shops. There is good access to the Airport, as well as road and public transport links into the city.

**Reception Hall 9'8 x 3'4 (2.95m x 1.02m)**

**Cloakroom/WC 5'6 x 3' (1.68m x 0.91m)**

**Open Plan Lounge 16' x 12' (4.88m x 3.66m)**

**Kitchen 8'8 x 8'6 (max) (2.64m x 2.59m (max))**

**First Floor Landing**

**Bedroom 1 13'2 x 8'9 (4.01m x 2.67m)**

**Bedroom 2 11'8 x 6'8 (3.56m x 2.03m)**

**Bathroom/WC 8' x 5'4 (2.44m x 1.63m)**



Energy Performance: Current C Potential A

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.