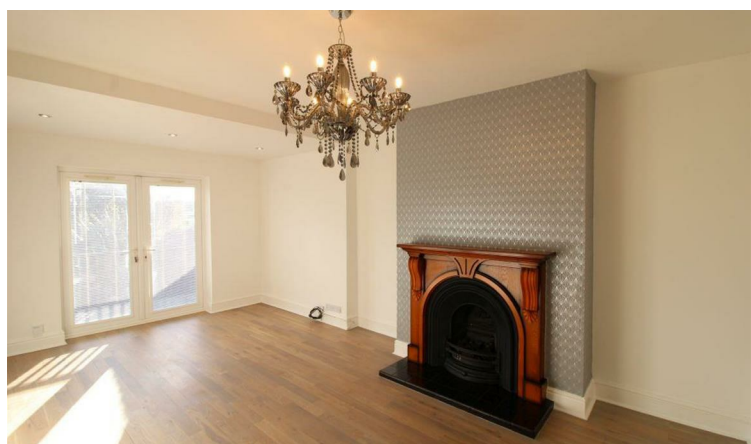
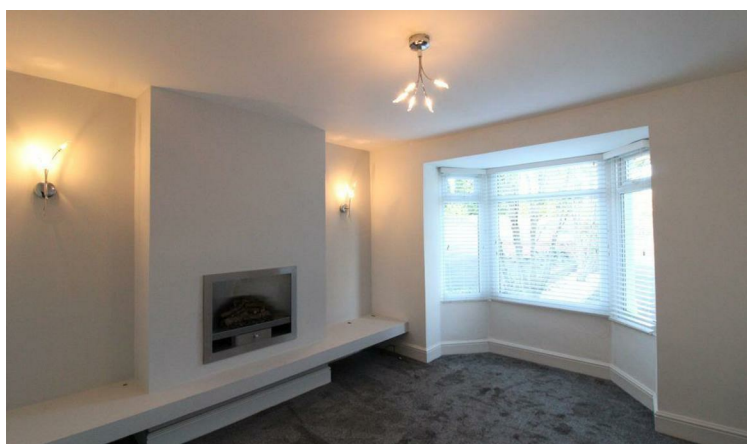




- 3 Bed Semi Detached House
- Family Room with French Doors
- For Sale by Modern Auction - T & C's apply
- The Modern Method of Auction

- Extended & Refurbished
- Spacious Breakfasting Kitchen
- Subject to Reserve Price

- Lounge with Modern Fireplace
- Off Street Parking
- Buyers Fees Apply

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID PRICE £175,000 plus Reservation fee - A refurbished and extended 3 bedroomed semi detached house, pleasantly situated in a convenient location. Providing spacious family accommodation and with gas fired central heating and sealed unit double glazing, the Reception Hall, with understair storage cupboard, leads to the Lounge, the focal point of which is an inset living flame fire with wall to wall display plinth, wall lights and bay to the front. The Family Room has a coal effect real flame gas fire within a polished wood surround and French doors opening to the rear garden. The spacious Breakfasting Kitchen is well fitted with wall, base and display units with sink unit, Rangemaster dual fuel range style cooker with extractor over, integral fridge, freezer and dishwasher with matching doors and door to the rear. The Utility Room has a newly installed combi boiler, storage cupboard and door to the front. Stairs lead from the hall to the First Floor Landing, with stained and leaded window to the side and access to the boarded loft via a retractable ladder. Bedroom 1 has fitted wardrobes and is to the rear. Bedrooms 2 and 3 are both to the front. The Bathroom/WC is fitted with a contemporary white suite with a low level wc, wash stand with circular wash basin with storage under, double ended freestanding bath with hand held shower and shower enclosure with mains shower.

Externally, the Front Garden has a driveway for off street parking and a range of shrubs. The South facing Rear Garden has decking on 2 levels, a cold water tap, steps down to the lawn with a variety of shrubs and plants and a garden shed.

Reception Hall

Lounge 12'9 x 15'4 (into bay) (3.89m x 4.67m (into bay))

Family Room 18'11 x 11'8 (5.77m x 3.56m)

Breakfasting Kitchen 18'9 x 11'4 (5.72m x 3.45m)

Utility Room 6'2 x 4' (1.88m x 1.22m)

First Floor Landing

Bedroom 1 12'2 x 11'8 (3.71m x 3.56m)

Bedroom 2 12'4 x 9'10 (+dr recess) (3.76m x 3.00m (+dr recess))

Bedroom 3 8'10 x 5'8 (+recess) (2.69m x 1.73m (+recess))

Bathroom/WC 9' x 7' (2.74m x 2.13m)

Auctioneer Comments



Energy Performance: Current D Potential B

Council Tax Band: CC

Distance from School: 0.2 miles

Distance from Airport: 4.9 miles

Distance from Railway Station: 7.4 miles

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.