



Offered with no upward chain, this spacious three-bedroom house presents an exciting opportunity for those looking to create their dream home. While the property now requires updating, it presents an excellent opportunity for buyers to improve and personalise the home over time.

In summary, this is a fantastic prospect for those looking to invest in a home with great potential in a desirable location. With its generous living space, ample off-road parking, and large south-facing garden, it is sure to attract interest from a variety of buyers. Don't miss the chance to transform this property into your ideal residence.

Please be aware that due to the construction type, the property may be subject to restricted mortgage lending and is therefore likely to be most suitable for cash buyers, investors, or purchasers using specialist lenders. Please contact Bradshaws for further information prior to arranging a viewing.

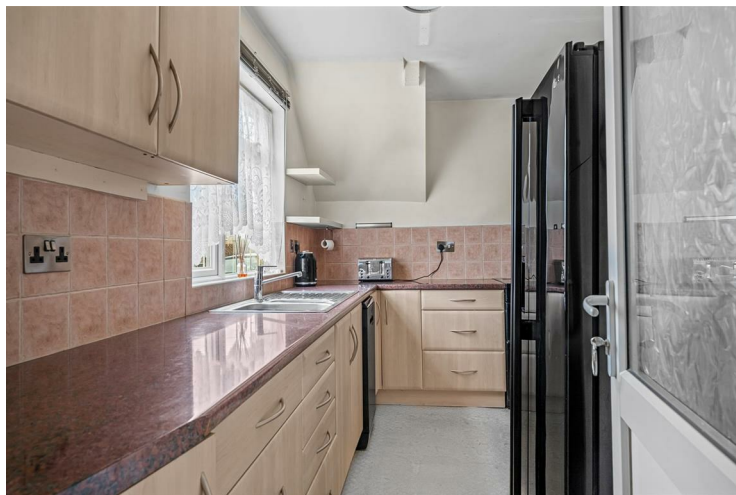


Spanning an impressive 1,222 square feet, the property boasts a large living/ dining space at the rear of the property, opening out on to the substantial south-facing rear garden plus a driveway providing parking for 3 vehicles.

The property has been extended to the side to provide a utility room and downstairs cloakroom

### Entrance Hall

Double glazed front door. Radiator. Stairs leading to the first floor accommodation.



### Side Hallway

Double glazed doors leading to both the front of the property and the rear garden with a double glazed window to the front aspect. Radiator. Tiled floor.



### Living/ Dining Room

A spacious reception room with double glazed patio doors leading to the rear garden and a double glazed window to the rear aspect. Feature fire surround and hearth with a coal effect gas fire. Two radiators.



### Utility Room

Cupboards with work surface over incorporating a single drainer sink unit. Space and plumbing for a washing machine and tumble drier. Heated towel rail. Tiled floor. Double glazed window to the rear aspect.



### Kitchen

Range of wall, base and drawer units with work surface over incorporating a 1½ drainer sink unit. Space for a range cooker, slimline dishwasher and a freestanding upright fridge/ freezer. Part tiled walls. Storage cupboard housing a wall mounted gas combi boiler. Double glazed window to the front aspect and a double glazed door leading to the side hallway.



## Cloakroom

Comprising a WC and wall hung wash hand basin with tiled splashback. Part tiled walls and tiled floor. Radiator. Obscured double glazed window.

## Landing

Double glazed window to the front aspect, Radiator. Hatch to loft space.

## Bedroom One

Double glazed window to the rear aspect. Radiator.



## Bathroom

Comprising a WC, vanity unit with inset wash hand basin, corner panelled bath and a large shower cubicle. Part tiled walls. Heated towel rail. Obscured double glazed window to the side aspect.



## Bedroom Two

Double glazed window to the rear aspect. Fitted carpet. Radiator



## To the Front

A gravelled driveway providing off road parking for 3 vehicles with a pathway leading to the front door and side entrance hall door. Low level boundary fencing.



## Bedroom Three

Double glazed window to the front aspect. Fitted carpet. Radiator. Alcove with shelving.

## Rear Garden

A large south facing garden, laid mainly to lawn with a block paved

patio area adjacent to the property. Two sheds. Outside tap and external power point. Security light. Boundary fencing.



## NB

Services and appliances have not been tested.

## Viewing

By appointment through Bradshaws.

## Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Approximate Gross Internal Area = 113.52 sq m / 1222 sq ft

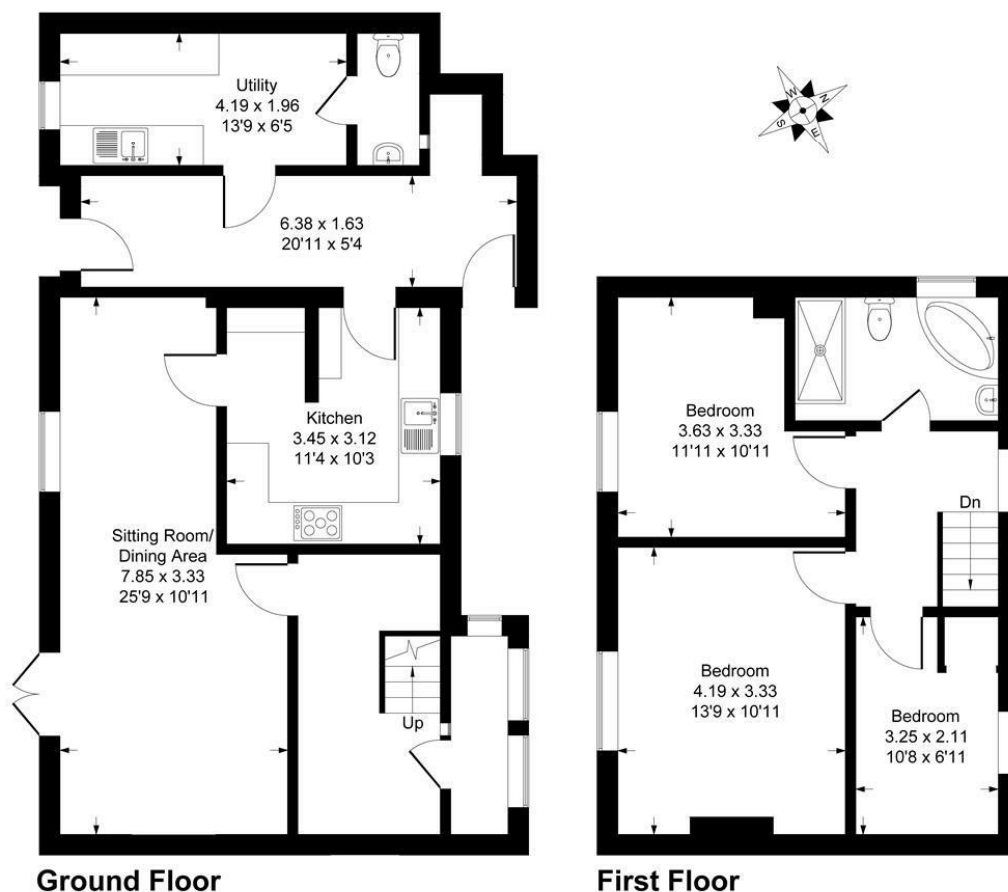


Illustration for identification purpose only, measurements approximate, and not to scale.

