



Kilbirnie Road, Whitchurch

£325,000

- **Three Bedroom Semi-Detached Home**
- **Lounge/Diner**
- **Ground Floor Cloakroom**
- **Front & Rear Gardens**
- **Side Access**

- **UPVC Double Glazing & Gas Central Heating**
- **Driveway & Garage Providing Off Street Parking**
- **Garden Summer House**
- **Local Amenities**
- **Energy Rating – E**

This charming and well presented three-bedroom semi-detached home in a highly desirable location offers a unparalleled blend of space, convenience, and comfort. With the added benefit of your own private driveway & garage, this property provides both privacy and practicality.

Upon entering, you discover a spacious lounge/diner, flooded in natural light, creating a warm and inviting room ideal for family gatherings. The patio doors open directly to the rear garden, offering a seamless connection between indoor and outdoor living and entertaining. The adjacent well-equipped kitchen ensures functionality for everyday use.

The home features two well proportioned double bedrooms upstairs, along with a bathroom featuring a shower over the bath, while the third bedroom is conveniently located on the ground floor, perfect for flexible living arrangements. There is also a ground-floor cloakroom for added convenience. The property benefits from a gas combination boiler.

Outside, the property boasts both a front and rear garden. The rear garden provides a private and sunlit outdoor space, enhanced by a pond with a waterfall, adding a peaceful and tranquil retreat. The front garden enhances the home's kerb appeal, while a summer house in the rear garden offers a place to relax to the sound of birds in your own private sanctuary, there is also a decking area to enjoy summer barbeques.

The location is ideal, with Bridge Farm Primary School and Sunshine Preschool within walking distance, as well as shops, parks, pubs, and bus stops, ensuring excellent connectivity and everyday convenience.

With its thoughtful layout, off-street parking, front and rear gardens, summer house, patio doors, combination boiler, and tranquil pond with a waterfall, this semi-detached home is a fantastic opportunity for those looking to settle in the heart of Whitchurch.

Lounge/Diner 21'8" x 12'0" into recess (6.62 x 3.68 into recess)

Kitchen 12'11" x 8'0" (3.94 x 2.44)

Ground Floor Cloakroom 6'9" x 3'1" max (2.08 x 0.95 max )

Bedroom One 14'6" x 12'0" (4.42 x 3.68)

Bedroom Two 11'5" x 9'8" max (3.50 x 2.97 max)

Bedroom Three 10'2" x 6'8" (3.12 x 2.05)

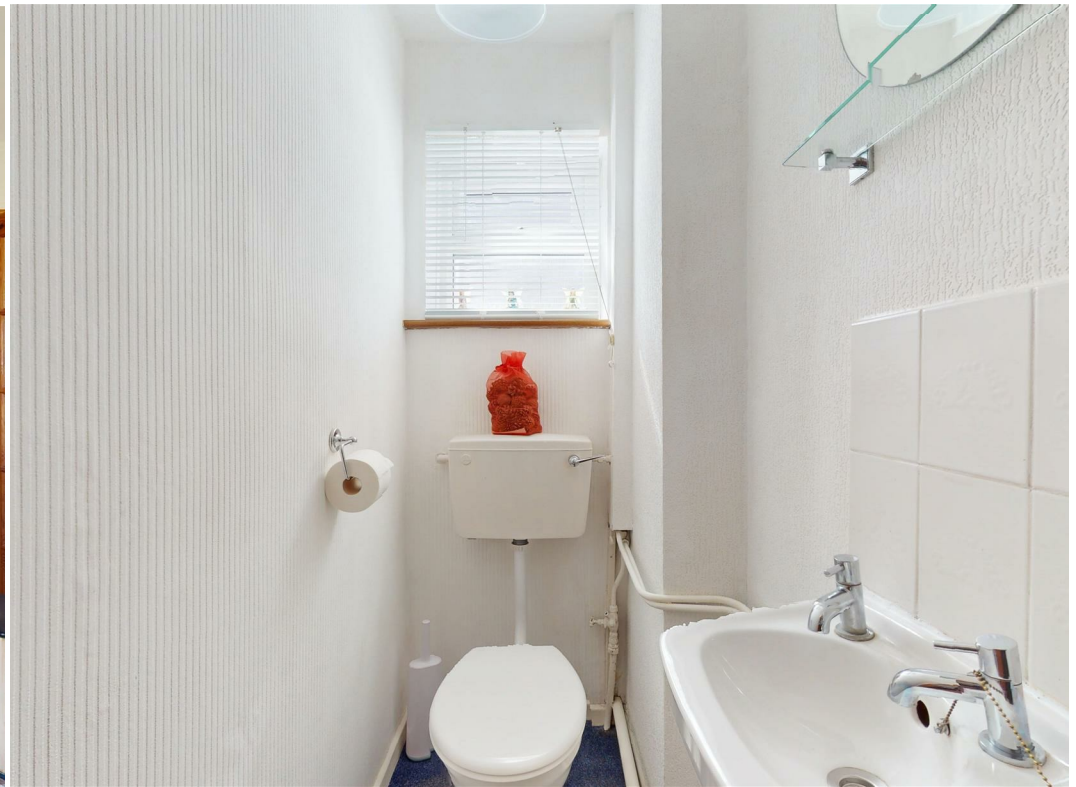
Bathroom 7'5" x 5'6" (2.28 x 1.68)

Tenure - Freehold

Council Tax Band - D



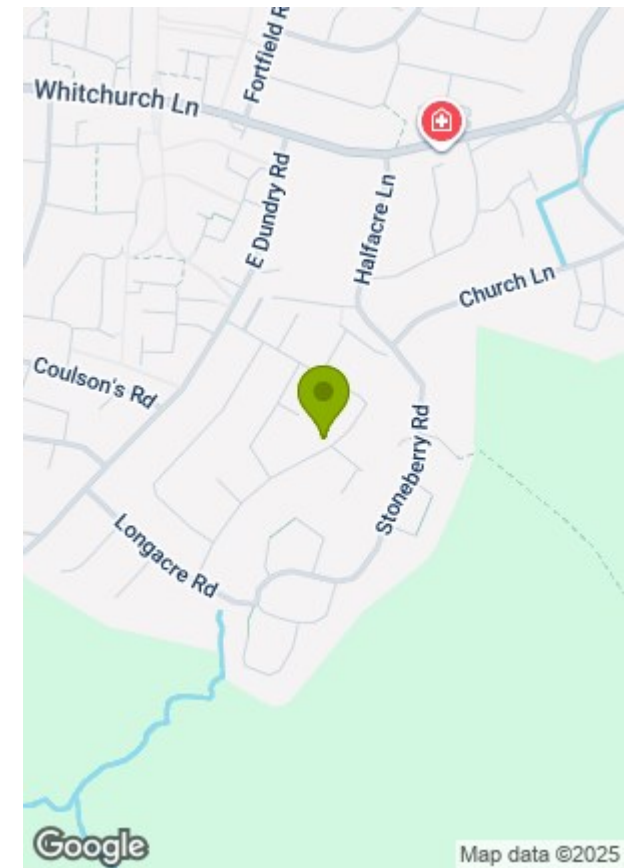












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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>48</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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