





GENERAL INFORMATION

Situated in a quiet cul-de-sac in the desirable area of West Cross, this three-bedroom semi-detached home offers an excellent opportunity for first-time buyers or growing families. Conveniently located close to a range of local amenities including shops, bus stops, and well-regarded primary schools. The accommodation comprises a spacious lounge/dining room, a kitchen/breakfast room ideal for family meals, a separate utility room, and an additional storage room –perfect for keeping everything neatly tucked away. Upstairs, the first floor offers three bedrooms and a family bathroom, providing ample space for both rest and relaxation. Externally, the property features a front garden with side access leading to the rear garden. The rear outdoor space includes a patio area, ideal for outdoor dining, and a level lawn.

FULL DESCRIPTION

- Entrance
- Reception Room  
20'11 x 11'11 (6.38m x 3.63m)
- Kitchen / Dining Room  
20'10 x 8'6 (6.35m x 2.59m)
- Utility  
8'3 x 4'2 (2.51m x 1.27m)
- WC
- Storage  
9'1 x 4'2 (2.77m x 1.27m)
- Stairs To First Floor
- Landing
- Bedroom 1  
12'2 x 9'4 (3.71m x 2.84m)



**Bedroom 2**  
13'3 x 8'4 (4.04m x 2.54m)

**Bedroom 3**  
9' x 8'7 (2.74m x 2.62m)

**Bathroom**

**Tenure**  
Freehold

**Council Tax Band**  
C

**EPC - D**

**Services**  
Mains gas, electric, water and drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

**Additional Information**  
Please note this property is ex-local authority and of steel frame construction. Buyers must seek advice from a qualified surveyor, as well as additional advice regarding mortgage and insurance availability.

