Robert Ellis

look no further. . .







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Offers Over
£205,000

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A WELL MAINTAINED AND WELL PROPORTIONED BAY FRONTED THREE BEDROOM SEMI-DETACHED HOUSE.

Occupying a spacious corner plot, this property benefits from a range of updating which includes a newly fitted bathroom and WC, UPVC double glazing, Worcester Bosch combination boiler and a detached garden office.

Situated close to a range of shops and amenities including schools, playing fields and the NET tram, this property is considered a fantastic opportunity for a range of potential purchasers including first time buyers, young families and young professionals.

In brief the internal accommodation comprises: Entrance hall, lounge/diner, kitchen, conservatory and WC to the ground floor and rising to the first floor you will find a family bathroom and three bedrooms.

Outside the property benefits from a driveway with ample car standing and garage beyond, gravel and lawned area with mature shrubs, stocked beds and borders and hedged and fenced boundaries. The side gate provides access to the rear garden where you will find a generous patio area with steps up to the lawned area beyond detached garage, detached garden office, stocked beds and borders and fenced boundaries.

Being offered to the market with no upward chain, an early internal viewing comes highly recommended to fully appreciate this great property.





Entrance Hall
With laminate flooring, meter cupboard, radiator, stairs to the first floor and doors to the WC, kitchen and lounge/diner.

Lounge/Diner
13'9" reducing to 8'9" x 18'4" reducing to 12'0" (4.2 reducing to 2.69 x 5.6 reducing to 3.66)
With a double glazed bay window to the front, open gas fire with Adam style mantle and radiator.

Kitchen
12'0" x 10'10" (3.66 x 3.32)
With a range of wall, base and drawer units, tiled flooring and tiled splashbacks, integrated fridge, freezer, dishwasher, electric oven with ceramic hob and air filter over, plumbing for washing machine, one and a half bowl sink with drainer and mixer tap, radiator, two UPVC double glazed windows to the rear and door to the conservatory.

Conservatory
11'0" x 7'10" (3.36 x 2.41)
With UPVC double glazed windows around, hanging light and fan, radiator and double doors to the garden.

WC
Low flush WC, wall mounted wash hand basin with inset vanity unit, double glazed window to the rear and radiator.

First Floor Landing
UPVC double glazed window to the side, loft hatch and storage cupboard housing two year old Worcester Bosch combination boiler.

Bedroom One
13'10" x 11'5" (4.22 x 3.48)
Radiator and UPVC double glazed window to the front.

Bedroom Two
10'11" x 10'2" (3.34 x 3.1)
Radiator and UPVC double glazed window to the rear.

Bedroom Three
10'9" x 6'9" (3.29 x 2.07)
Radiator, UPVC double glazed window to the front and built in storage cupboard.

Family Bathroom
A newly fitted modern three piece suite comprising panelled 'L' shaped bath with shower over, wall mounted wash hand basin with inset vanity unit, low flush WC, heated towel rail, wall mounted cabinet, tiled walls, extractor fan and UPVC double glazed window to the rear.

Outside
Outside the property benefits from a driveway with ample car standing and garage beyond, gravel and lawned area with mature shrubs, stocked beds and borders and hedged and fenced boundaries. The side gate provides access to the rear garden where you will find a generous patio area with steps up to the lawned area beyond detached garage, detached garden office, stocked beds and borders and fenced boundaries.

Garden Office
12'11" x 7'11" (3.96 x 2.43)
With full internet connection and power, laminate flooring, spotlights, UPVC double glazed double doors and windows, timber cladding, fully insulated and comes with a ten year warranty that has just over eight years left.

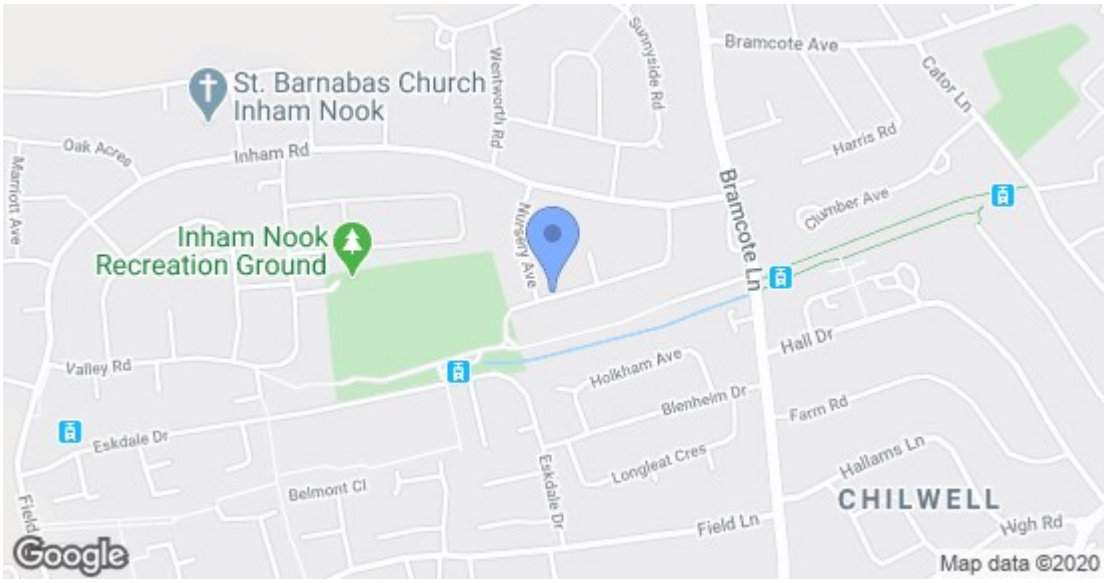
Garage
15'2" x 13'3" reducing to 8'2" (4.63 x 4.06 reducing to 2.51)
With up and over garage door to the front and UPVC double glazed door and window to the rear.

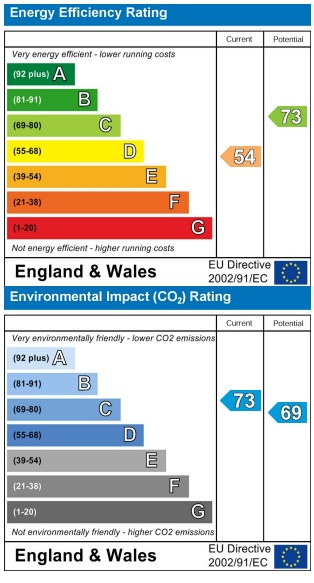






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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