



\*\*\* NO CHAIN INVOLVED \*\*\* MUST BE VIEWED \*\*\* A three bedroom semi detached house which has the advantage of a delightful corner plot. Features include gas fired central heating via combination boiler, uPVC double glazing and a burglar alarm system. The property would make an ideal purchase for a first time buyer/young families or an investor. The living accommodation briefly comprises: entrance hall, lounge which benefits from a good degree of natural light, kitchen/breakfast room and downstairs bathroom with a two piece suite. To the first floor are three bedrooms and a separate WC. Externally is a lawned front garden enclosed by a brick boundary wall with a driveway leading to the garage. Low maintenance paved garden to the rear with gated access.

**Bruce Crescent, TS24 9HS**  
**3 Bed - House - Semi-Detached**  
**£79,950**

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## GROUND FLOOR

### ENTRANCE HALL

uPVC double glazed entrance door, uPVC double glazed windows to the front and side aspect (security shutter to front window), under stairs storage cupboard.

### LOUNGE

**12'1" x 13'11" overall (3.690m x 4.242m overall)**

uPVC double glazed window to the side aspect giving plenty of natural light, 'Traditional style fire surround with conglomerate marble hearth and up stand with inset gas living flame fire', built in dresser unit to alcove, coving to ceiling, single radiator.

### KITCHEN/BREAKFAST ROOM

**12'2" x 7'7" overall (3.717m x 2.325m overall)**

Fitted with a range of 'Pearwood' style base and wall units with attractive 'granite' style working surfaces, incorporating inset sink unit with mixer tap, built in electric oven with four ring gas hob above and recirculating fan, mostly tiling to part walls, wall mounted 'Intergas' boiler, two uPVC double glazed windows (the rear window has a security shutter), uPVC double glazed door to the rear garden with security roller shutter, single radiator.

### DOWNSTAIRS BATHROOM

**5'10" x 7'6" overall (1.799 x 2.305 overall)**

Fitted with a two piece white suite comprising: panelled bath with mains mixer shower fitting above, pedestal wash hand basin with mixer tap, tiling to walls, wall mounted 'Britony' instant hot water heater, uPVC double glazed window to the rear aspect with fitted security shutter, single radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to half landing, hatch to fully boarded loft space via pull down ladder with electric pull light switch.

### BEDROOM 1

**11'0" x 10'7" overall (3.364m x 3.228m overall)**

uPVC double glazed window to the side aspect, fitted sliding wardrobes, storage cupboard, single radiator.

### BEDROOM 2

**8'4" x 11'0" overall (2.547m x 3.374m overall)**

uPVC double glazed window to the rear aspect, fitted sliding wardrobes, single radiator.

### BEDROOM 3

**7'10" x 8'3" (2.397m x 2.519m )**

uPVC double glazed window to the rear aspect, single radiator.



#### SEPARATE WC

Close coupled WC, uPVC double glazed opaque window to the side aspect with security grill.

#### OUTSIDE

The property has the advantage of a large corner plot. The front garden is laid mainly to lawn, enclosed by a brick boundary wall and gated access with a driveway leading to the garage. The enclosed rear garden is low maintenance and fully paved with point for a rotary clothes dryer.

#### SINGLE GARAGE

Up and over door, power points and electric light fittings, door to garden, single glazed window.



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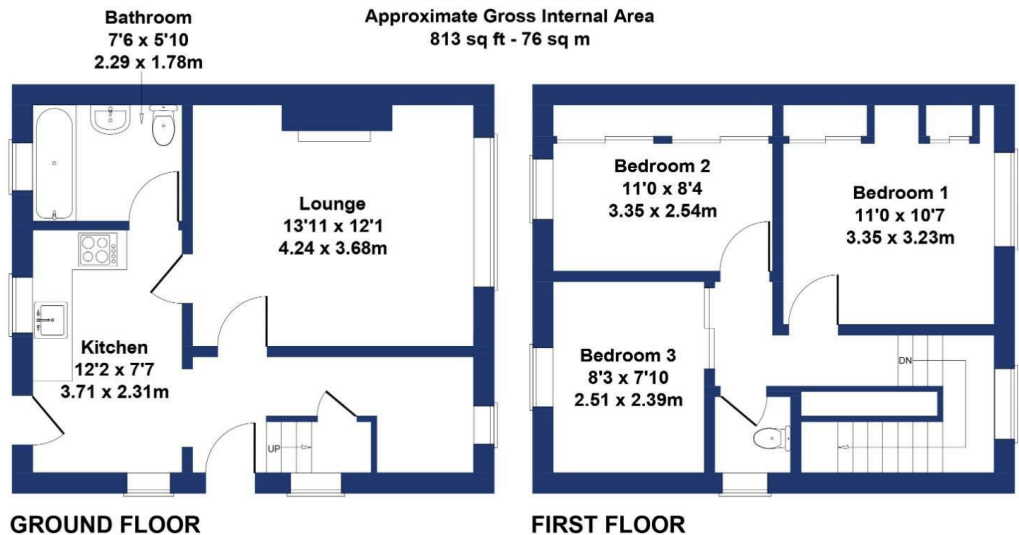
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## Bruce Crescent

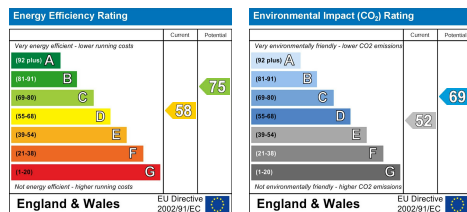
Approximate Gross Internal Area  
813 sq ft - 76 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



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