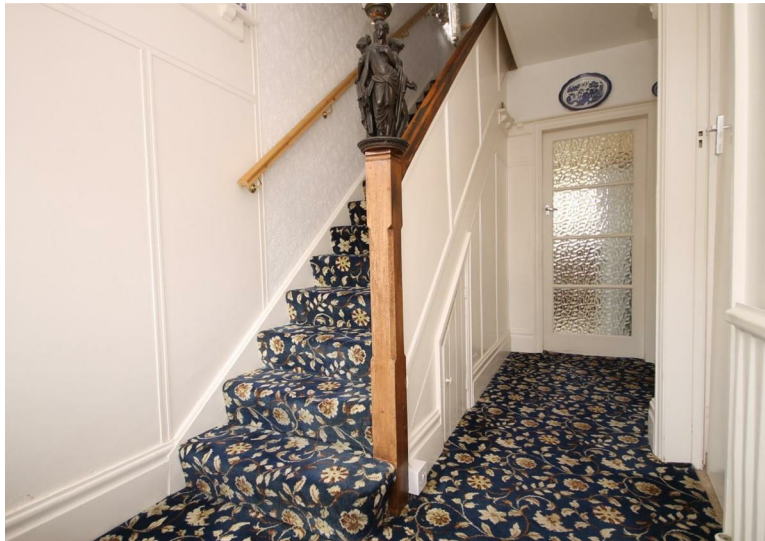




Beachfield Drive, TS25 5AS
3 Bed - House - Semi-Detached
£115,000

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***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A traditional three bedroom semi-detached property occupying a pleasant position on Beachfield Drive with a generous rear garden, garage and off street parking. The home would make an ideal purchase for a first time buyer or family, with the benefit of two reception rooms, gas central heating and uPVC double glazing. An internal viewing comes recommended to appreciate the potential on offer, with a layout that briefly comprises: entrance hall with stairs to the first floor and access to both reception rooms, the rear reception room includes an attractive feature fire surround, gas fire and door to the rear garden. The kitchen is fitted with units to base and wall level with space for free standing appliances and side access. To the first floor are three bedrooms and the family bathroom with separate WC. Externally is a low maintenance block paved front with a paved driveway running alongside the property providing useful off street parking, whilst leading to the garage. The enclosed rear garden is predominantly lawned with a well stocked border.





GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, matching uPVC double glazed window, stairs to the first floor with small under stairs storage cupboard, fitted carpet, single radiator, access to:

LOUNGE

12'2 x 11'5 (3.71m x 3.48m)

A pleasant lounge with uPVC double glazed bay window to the front aspect, fitted carpet, coved ceiling, single radiator.

REAR RECEPTION ROOM

14'1 x 9'11 (4.29m x 3.02m)

Currently used as an additional sitting room with uPVC double glazed French door to the rear garden with matching fanlight and side screen, attractive feature fire surround with tiled back and base, inset gas fire, fitted carpet, delft rack, single radiator.

KITCHEN

13'8 x 7'2 (4.17m x 2.18m)

Fitted with a range of units to base level with single drainer stainless steel sink unit and chrome dual taps, tiling to splashback, space for free standing cooker, plumbing for washing machine, space for fridge/freezer, uPVC double glazed windows to the side and rear aspects, uPVC double glazed side door, useful under stairs storage cupboard.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space.

BEDROOM 1

14'8 x 10'6 (4.47m x 3.20m)

A good sized master bedroom with uPVC double glazed curved bay window to the front aspect, storage cupboard to alcove, fitted carpet, feature fire surround, single radiator.

BEDROOM 2

12' x 10'6 (3.66m x 3.20m)

uPVC double glazed window overlooking the rear garden, two built-in storage cupboards, fitted carpet, single radiator.

BEDROOM 3

7' x 7' (2.13m x 2.13m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BATHROOM

6'9 x 6'3 (2.06m x 1.91m)

Fitted with a three piece suite comprising: panelled bath with chrome dual taps, corner shower cubicle, inset wash hand basin with chrome mixer tap, tiling to splashback, uPVC double glazed window to the side aspect, double radiator.

SEPARATE WC

Fitted with a low level WC in white, uPVC double glazed window to the side aspect.

OUTSIDE

The property features a low maintenance, block paved front with brick boundary wall and double wrought iron gates. A paved driveway provides useful off street parking, with an additional set of double wrought iron gates opening to further off street parking. The generous enclosed rear garden is predominantly lawned with a well stocked border and greenhouse included.

GARAGE

17'9 x 9'9 (5.41m x 2.97m)

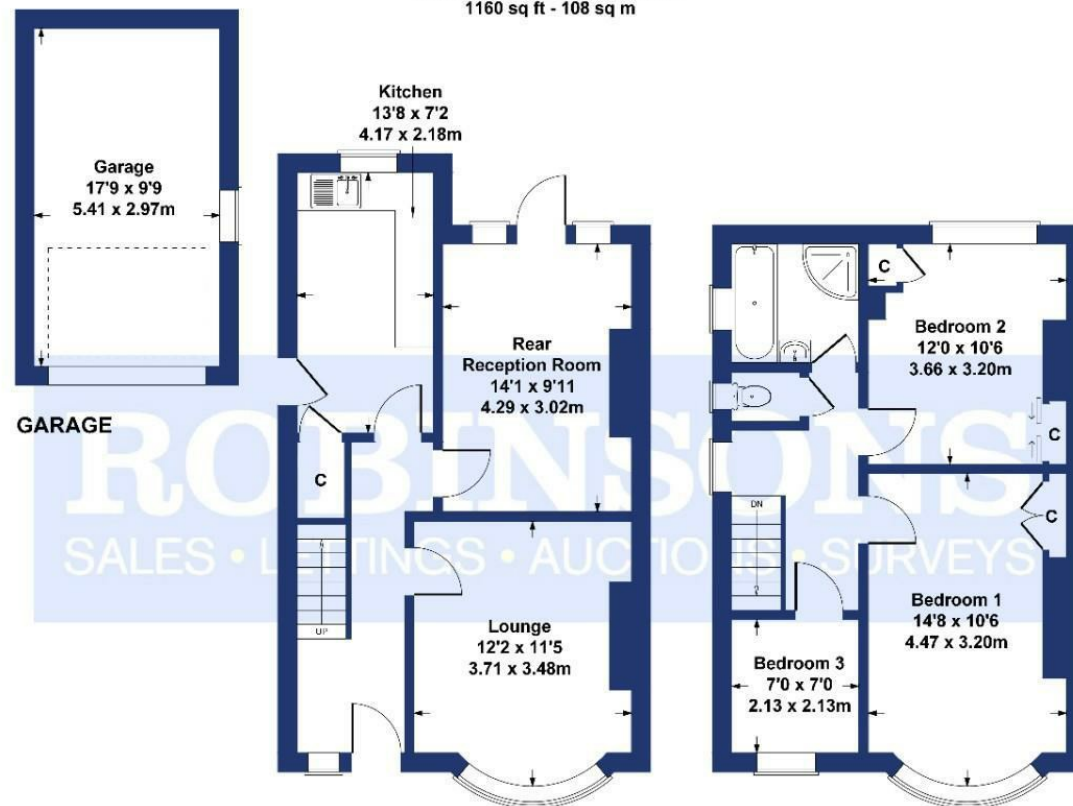
Accessed via an up and over door to the front.





Beachfield Drive

Approximate Gross Internal Area
1160 sq ft - 108 sq m



GROUND FLOOR

FIRST FLOOR

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-65) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	40	71
EU Directive 2002/91/EC		

