Crieff Walk, TS25 3AR
4 Bed - House - End Terrace
£147,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold

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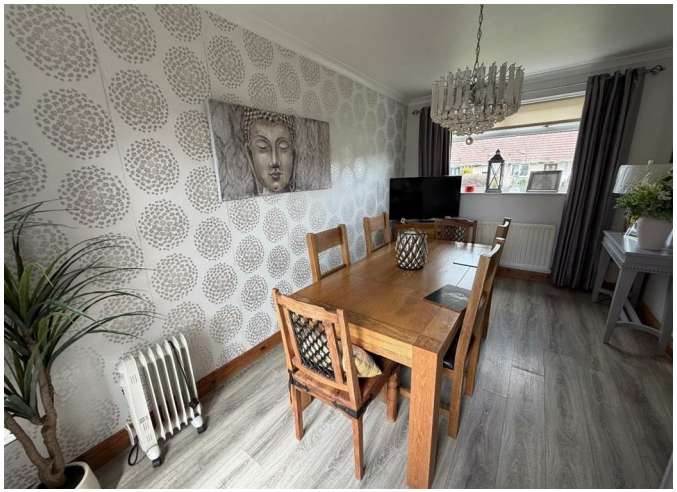
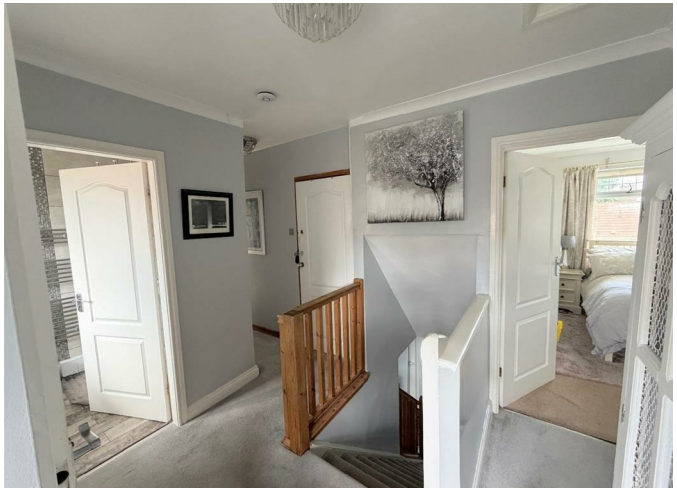
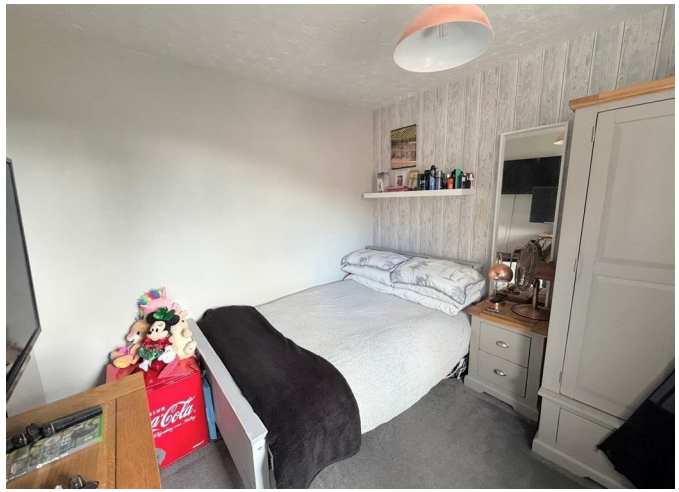






Crieff Walk, TS25 3AR

REDUCEDSet back from the main road, this spacious and extended four bedroom end terraced property occupies a favourable corner position just off Owton Manor Lane, with the benefit of gardens to three sides. The front is laid to lawn, whilst the side and rear gardens should prove to be low maintenance. The remodelled and extended accommodation is likely to appeal to a variety of buyers including families and first time buyers, with the benefit of gas central heating and uPVC double glazing. An internal viewing comes recommended to appreciate the space on offer, with a layout that briefly comprises: entrance hallway with stairs to the first floor and access to the dual aspect family lounge and dining kitchen, from the kitchen the spacious dining room and useful utility finish off the ground floor. To the first floor are four good sized bedrooms which are served by a modern family bathroom with separate WC. Externally are gardens which have been designed for low maintenance. The home is conveniently located within walking distance of schools, amenities and transport links.

GROUND FLOOR

ENTRANCE HALLWAY
6'2 x 7'3 (1.88m x 2.21m)
uPVC double glazed glass panelled door, radiator, staircase to first floor landing.

LOUNGE
12'4 x 21'2 (3.76m x 6.45m)
Dual aspect with uPVC double glazed windows to front and rear, modern fire surround, two radiators.

KITCHEN
12'10 x 13'3 (3.91m x 4.04m)
Fitted with a range of white wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine, integrated dishwasher, uPVC double glazed window to rear.

UTILITY
5'4 x 6' (1.63m x 1.83m)
Plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to front.

DINING ROOM
8'11 x 15'6 (2.72m x 4.72m)
uPVC double glazed window to front, uPVC double glazed French doors opening onto the rear garden, radiator.

FIRST FLOOR

LANDING
9' x 7'5 (2.74m x 2.26m)
uPVC double glazed window to rear, loft access.

BEDROOM (front)
9'5 x 10'11 (2.87m x 3.33m)
uPVC double glazed window, built-in wardrobes, radiator.

BEDROOM (front)
11'11 x 9'1 (3.63m x 2.77m)
uPVC double glazed window, radiator.

BEDROOM (rear)
9'5 x 9'11 (2.87m x 3.02m)
uPVC double glazed window, radiator.

BEDROOM (dual aspect)
9' x 15'9 (2.74m x 4.80m)
Dual aspect with uPVC double glazed windows to front and rear, radiator, inset spotlighting and coving to ceiling, hatch to loft space,

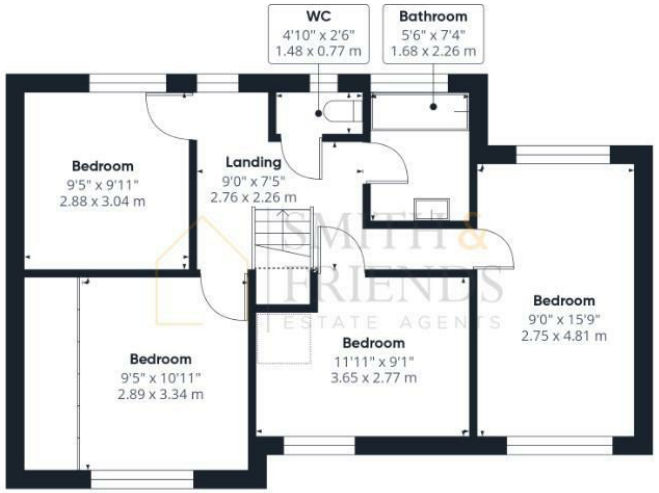
FAMILY BATHROOM
5'6 x 7'4 (1.68m x 2.24m)
White and chrome suite comprising: panelled bath with shower over, wash hand basin with vanity storage; heated chrome towel rail, co-ordinated tiled splashback, uPVC double glazed window.

SEPARATE TOILET
4'10 x 2'6 (1.47m x 0.76m)
White low level WC, uPVC double glazed window.

EXTERNALLY
Set on a favourable corner plot with an enclosed westerly facing rear garden. The front garden is laid to lawn with well stocked borders.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Ground Floor



Floor 1

Approximate total area(1)

1242 ft²

115.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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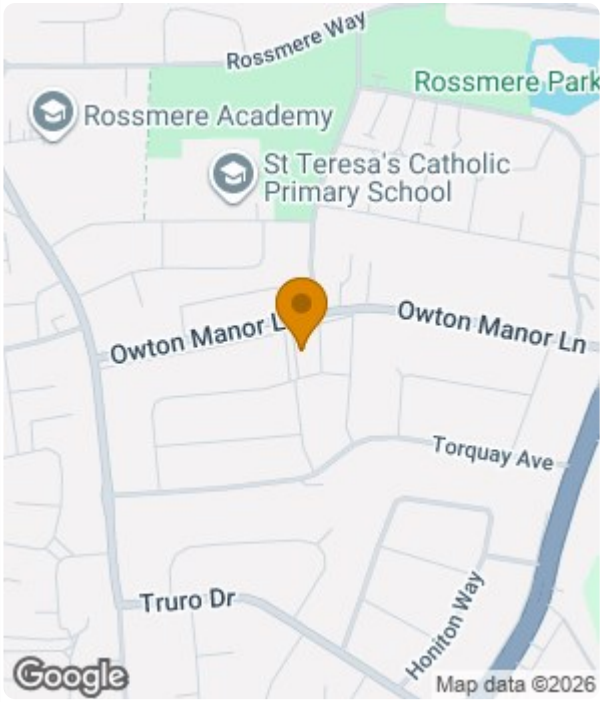

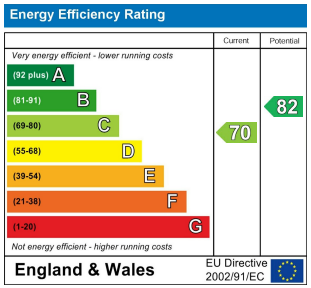

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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