



Hollins Lane, TS5 5AS
3 Bed - House - Semi-Detached
Chain Free £179,950

Council Tax Band:
EPC Rating: C
Tenure:

ROBINSONS
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Hollins Lane, TS5 5AS

NO ONWARD CHAIN - well presented Three bedroom semi detached Town house in quiet location with open views over Westbourne park. This generously proportioned house offers great living accommodation for a growing family or a professional couple. Benefitting from UPVC double glazing and gas combi central heating,

The accommodation comprises of : Hallway, cloakroom/WC, lounge and kitchen/diner to the ground floor, two large double bedrooms and family bathroom to the first floor with another double bedroom with ensuite and large landing/office space to the second floor.

Externally There are open views to the front with lawn and driveway with parking for up to 4 cars and a private patio garden to the rear.

Entrance hall

Panel effect entrance door with sealed unit double glazed insert with leaded overlay, security alarm control system, woodgrain effect laminate flooring, radiator, inset ceiling lights, staircase to first floor, UPVC double glazed window to side, balustrade with carved spindles, open understairs area with understairs cupboard, built in cloaks cupboard also housing gas fired combi boiler to heat domestic hot water supply & heating system, panel effect doors to cloak room w/c, lounge & dining kitchen.

Cloakroom WC

White suite with dual flush close coupled w/c, corner wash basin with mixer tap, tiled splashbacks, radiator, woodgrain effect laminate flooring, UPVC double glazed window to front.

Lounge

16'1 x 10'1 (4.90m x 3.07m)

UPVC double glazed window to front, radiator, woodgrain effect laminate flooring, flame effect electric fire with surround & hearth, panel effect door to dining kitchen.

Dining Kitchen

17'7 x 10'10 (5.36m x 3.30m)

Modern style matching units as base cupboards, drawers, wall cupboards, glass fronted wall cabinets, wood block style roll edged laminate worktops, inset stainless steel single drainer sink unit with mixer tap, mosaic style tiled splashbacks, induction hob, stainless steel & glass extractor canopy, electric oven, power & plumbing for washing machine, space for under counter fridge, inset ceiling lights, woodgrain effect laminate flooring, UPVC double glazed window to rear, double radiator, UPVC french style doors leading onto rear garden.

1st Floor Landing

Balustrade with carved spindles, staircase to second floor, UPVC double glazed window to side, built in store cupboard, panel effect doors to two bedrooms & bathroom w/c.

Bedroom 2

17'7 x 10'10 (5.36m x 3.30m)

Two UPVC double glazed windows to rear, radiator.

Bedroom 3

16'2 x 10'1 (4.93m x 3.07m)

UPVC double glazed Juliet balcony opening onto mock balcony, double radiator.

Family Bathroom

Modern white suite comprising; panelled bath with mixer tap, shower over, curved shower screen, pedestal wash hand basin with mixer tap, dual flush close coupled w/c, tiled splashbacks & walls to dado height, UPVC double glazed window to front, chrome style heated towel rail, extractor fan, inset ceiling lights, marble tile effect laminate flooring.

2nd Floor Landing

Sealed unit double glazed skylight to rear, balustrade with carved spindles, smoke alarm, panel effect door to master bedroom.

Master Bedroom

17'8 x 12'6 (5.38m x 3.81m)

UPVC double glazed window to front, double radiator, panel effect door to en suite shower room w/c.

Ensuite

White suite with corner shower cubicle, PVC panelled splashbacks, pedestal wash hand basin with mixer tap & tiled splashbacks, dual flush close coupled w/c, chrome style heated towel rail, sealed unit double glazed skylight to rear, marble tile effect laminate flooring.

Externally

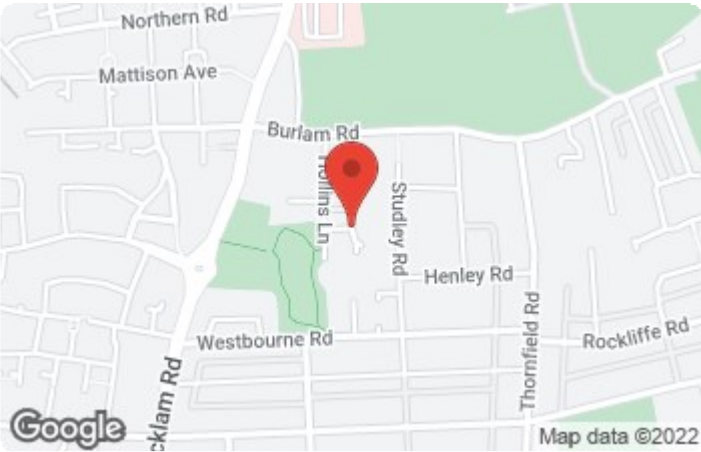
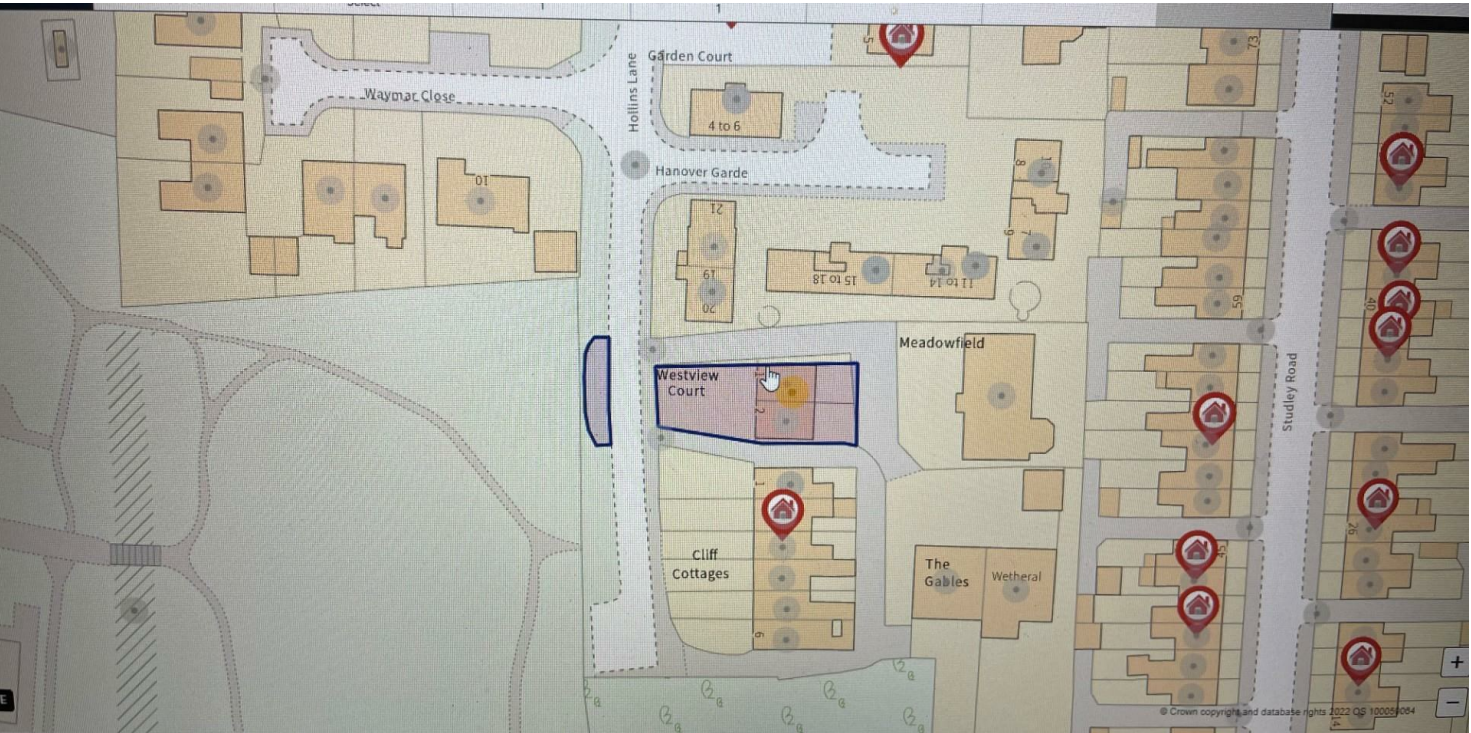
To the front of the property is a pattern concrete off road parking and an open plan lawn, gated side access leads to an enclosed mainly lawned rear garden with paved patio area.

NB

Council Tax band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	85
	EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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