



**NO CHAIN:** A modern and well presented three bedroom semi detached house with double bay windows to the front elevation and easily maintained accommodation with two good size reception areas, modern kitchen and bathroom and en suite to master bedroom. In addition the property benefits from easily maintained gardens to both front and rear as well as a parking space and single garage to the rear. The property benefits from gas central heating, double glazing and would be ideal family home. In our opinion, viewing is highly recommended.

**Piper Knowle Road, TS19 8JQ**  
**3 Bed - House - Semi-Detached**  
**Chain Free £135,000**

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#### ENTRANCE HALLWAY

Via front entrance door with doors leading to lounge, dining room, cloak/WC, kitchen and stairs leading to landing, single radiator.

#### CLOAK/WC

Low level WC, pedestal wash hand basin, single radiator and uPVC double glazed window to front elevation.

#### LOUNGE

**17'10 x 10'10 (5.44m x 3.30m)**

uPVC double glazed bay window to front elevation, uPVC double glazed French doors leading to rear garden, two single radiators and wall mounted electric fire.

#### DINING ROOM

**12'4 x 7'10 (3.76m x 2.39m)**

uPVC double glazed bay window to front elevation and single radiator.

#### KITCHEN

**13'10 x 9'4 (4.22m x 2.84m)**

A modern fitted kitchen with a range of wall, floor and drawer units incorporating a gas hob with built-in electric oven and extractor hood over hob, worktop with inset stainless steel sink unit with one and a half bowl mixer tap and single drainer, plumbing for washing machine, space for fridge/freezer, built-in storage cupboard housing a wall mounted boiler which provides heating and hot water to the property, uPVC double glazed window to rear elevation and door leading to rear garden.

#### LANDING

Which is approached via stairs from entrance hallway with doors leading to three bedrooms and bathroom/WC.

#### BEDROOM 1

**15'6 x 11' (4.72m x 3.35m)**

uPVC double glazed window to front elevation, single radiator and door leading to en suite.

#### EN SUITE

Suite comprising of shower cubicle with bi-folding door, pedestal wash hand basin with mixer tap and built-in vanity unit, low level WC, single radiator and uPVC double glazed window to front elevation.

#### BEDROOM 2

**13'10 x 9'4 (4.22m x 2.84m)**

uPVC double glazed window to front elevation, single radiator and built-in storage cupboard.

#### BEDROOM 3

**8'2 x 7'10 (2.49m x 2.39m)**

uPVC double glazed window to rear elevation and single radiator.



**BATHROOM/WC**

Suite comprising of bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, uPVC double glazed window to rear elevation and single radiator.

**OUTSIDE**

To the front there is an easily maintained laid to lawn garden which is enclosed by wrought iron railings with footpath leading to front entrance door. To the rear there is an enclosed garden which has a paved patio area, laid to lawn garden enclosed by timber fencing and stocked with various shrubs and a tree with gated access to the side and external water tap. Also to the side there is access to the driveway which is situated to the rear where there is an allocated parking space and single garage with manual up and over door.



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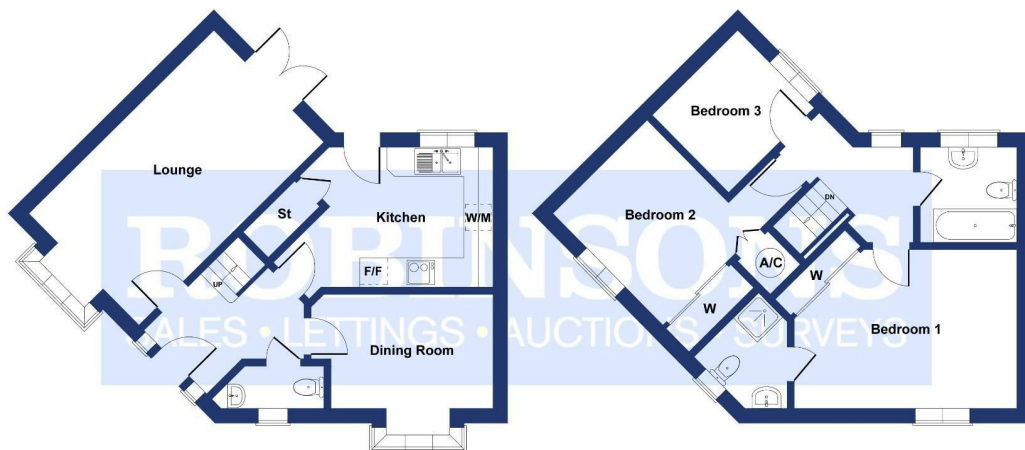
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Piper Knowle Road



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.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	B		
(81-91) B	C		
(69-80) C	D		
(54-68) D	E		
(39-53) E	F		
(21-38) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(93-101) A	B		
(83-92) B	C		
(69-82) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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