



159 Uldale Way, Gunthorpe PE4 7ZW

£220,000



\*\*\* WELL PRESENTED THROUGHOUT \*\*\* " Located towards the end of a cul de sac in Gunthorpe, this well presented 2 bedroom semi detached home is ready to move straight into. Featuring a new boiler, living space, kitchen, 2 bedrooms, shower room, garage, garden and parking. Offering both style and comfort, this home is the perfect property for first time buyers, or for those looking for a step up on the property ladder. EPC Energy Rating - C/ Council Tax Band A".

### ENTRANCE HALL

4' 4" x 2' 6" (1.32m x 0.76m) (approx) Door to front.

### LIVING

18' 3" x 11' 7" (5.56m x 3.53m) (approx) UPVC double glazed windows to front and side. Two radiators and stairs to first floor.

### KITCHEN

11' 6" x 8' 3" (3.51m x 2.51m) (approx) Fitted with a range of base and eye level units with work surface over, sink unit with mixer tap, integrated oven, hob and extractor fan, plumbing for a washing machine, space for a undercounter fridge, boiler enclosed in cupboard and radiator. UPVC double glazed window to rear and door to rear.

### FIRST FLOOR LANDING

### BEDROOM 1

11' 7" x 8' 9" (3.53m x 2.67m) (approx) UPVC double glazed window to front, air conditioning unit and radiator.

### BEDROOM 2

11' 7" x 8' 3" (3.53m x 2.51m) (approx) UPVC double glazed window to rear, cupboard and radiator.

### SHOWER ROOM

8' 7" x 5' 1" (2.62m x 1.55m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle, heated towel rail, overstairs cupboard and loft access. UPVC double glazed window to side.

### OUTSIDE

The front of the property has off road parking. The rear of the property has fencing, decking area, patio area and mature shrubs.

### GARAGE

16' 2" x 8' 9" (4.93m x 2.67m) (approx) Fitted with an electric door, door to rear. There is space for a tumble dryer and freezer.

### AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

### AGENT NOTES

The vendor has advised us that the boiler was installed in 2024.

