

Blackburn Way, West Wick, Weston-Super-Mare, Somerset.

BS24 7GT

£255,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A mid terraced house built in 2013 and set back from the road with easy access to the M5, and within a 10-15 minute walk of Worle High street, the Sainsburys shopping complex, and the The Woolpack public house

There will be no onward chain with this property, and the house comprises hallway, lounge/diner with double doors onto the garden, 3 bedrooms, kitchen, cloakroom, family bathroom, en-suite shower room, plus gas central heating, double glazing, a South West facing garden, and parking space in front of the garage.

So if you need 3 bedrooms, like to entertain in the garden, want to move quickly, then look no further and give House Fox Estate Agents a call today

## FEATURES

- Terraced house
- 3 bedrooms
- Bathroom & En-suite shower
- Cloakroom
- Lounge/diner with double doors on to the garden
- Garage with additional parking in front
- No onward chain
- EPC-tbc



## ROOM DESCRIPTIONS

### **Main front door to the hallway:**

### **Hallway:**

Wall-mounted thermostat controller. Radiator. Stairs to first floor. Doors to kitchen, lounge and cloakroom.

### **Cloakroom:**

Low level WC, wash hand basin, radiator

### **Lounge/diner:**

16' 0" x 15' 2" (4.88m x 4.62m) Rear aspect uPVC double-glazed French doors with windows to either side. Smooth ceiling with two central light points. TV and telephone point. Two radiators. Under stairs storage cupboard.

### **Kitchen:**

10' 0" x 8' 1" (3.05m x 2.46m) Front aspect uPVC double-glazed window. Smooth ceiling with inset spot lighting. A fantastic kitchen fitted with an extensive range of black high-gloss eye and base level units with wood effect worktop surface over. Inset 1½ bowl stainless steel sink with mixer taps and splash backs. Built-in-4-ring hob with oven under and extractor over. Space and plumbing for washing machine and dishwasher. Integrated fridge and freezer. Under and over unit lighting.. Radiator. Wood effect flooring.

### **First floor landing:**

Loft access with loft ladder

### **Bedroom 1:**

11' 0" x 10' 4" (3.35m x 3.15m) Radiator, built in wardrobes, double glazed window, door to the en-suite

### **En-suite shower room**

Shower cubicle, wash hand basin, low level WC, double glazed window, heated towel rail

### **Bedroom 2:**

9' 7" x 8' 8" (2.92m x 2.64m) Radiator, double glazed window

### **Bedroom 3:**

9' 7" x 6' 4" (2.92m x 1.93m) Radiator, double glazed window

### **Bathroom:**

Bath, wash hand basin, low level WC, heated towel rail, attractive tiling, large mirror, spotlights

### **Garden:**

The garden has a South West facing aspect so benefits from the afternoon sunshine, has a patio and artificial grass area, plus a rear gate giving access to the garage area.

### **Garage and parking:**

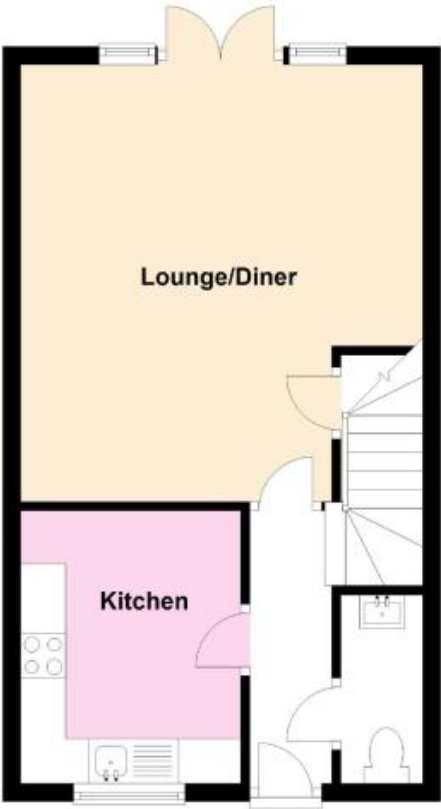
The garage is set to the rear of the property, situated under a coach house, plus you can park one car in front





FLOORPLAN & EPC

Ground Floor



First Floor

