



## Asking Price: £290,000

- Three Storey Semi Detached Town House
- Two Reception Rooms
- Popular And Sought After Residential Area
- Sun House/Studio
- Four Bedrooms
- Ensuite To Master Bedroom
- Immaculately Presented Throughout
- A Must See Property To Appreciate



## Entrance Hallway

Entered via double glazed front door giving access to hallway, staircase giving access to the first floor and opening to:-

## Sitting Room

3.509m x 2.925m (11' 6" x 9' 7")

Suitable for many purposes such as playroom, tv lounge or study with laminate flooring, feature electric fire, coving, inset spot lighting, shelf space to recess and double glazed window to front aspect.

## Cloakroom

1.973m x 1.019m (6' 6" x 3' 4")

A two piece suite comprising low level W.C and wash hand basin.

## Kitchen

4.959m x 4.501m (16' 3" x 14' 9")

A beautifully presented and fitted modern kitchen with a good selection of matching base and wall units with colour coordinate work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, built in fan assisted Bosch electric oven, 4 ring ceramic hob and extractor canopy over, built in microwave unit, understairs storage cupboard space, seating area, laminate flooring, integral fridge freezer and dish washer, double glazed window looking onto rear garden and double glazed French doors opening onto rear garden.

## First Floor Landing

With doors to:-

## Family Lounge

4.460m x 3.171m (14' 8" x 10' 5")

A good size and comfortable light and airy room with double glazed window to front aspect.

## Master Bedroom

3.202m x 2.695m (10' 6" x 8' 10")

With fitted wardrobes, laminate flooring, double glazed window looking onto rear garden and door to:-

## Ensuite Shower Room

3.002m x 1.661m (9' 10" x 5' 5")

A three piece suite comprising walk in shower cubicle housing mains shower, low level W.C, vanity wash hand basin, Respatex walls, shaver point and double glazed frosted window to the rear.

## Second Floor Landing

With doors to:-

## Bedroom Two

3.781m x 2.389m (12' 5" x 7' 10")

With laminate flooring and double glazed window to the front.

## Bedroom Three

3.336m x 2.136m (10' 11" x 7' 0")

With attic hatch and double glazed window to front aspect.

## Bedroom Four

3.189m x 2.175m (10' 6" x 7' 2")

With double glazed window to front aspect.

## Family Bathroom

2.226m x 1.849m (7' 4" x 6' 1")

A three piece suite comprising panel bath with mains shower over and glazed side screen, vanity wash hand basin with storage space under, low level W.C, laminate flooring, part tiled walls and double glazed frosted window to the rear.

## External

To the rear of the property is a low maintenance, level and secure garden with paved patio area, feature decked area, security lighting, electric sockets and fenced boundaries. The garden also has the added advantage of a purpose built sun house/studio suitable for many uses that is insulated with power and light.

## Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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