



**23 BEECH ROAD, GLINTON
 PE6 7LA**

£260,000

FREEHOLD



**briggs
 residential**

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Situated just a short walk from Arthur Mellows Village College and set on a large corner plot with a southerly-facing enclosed rear garden, this three bedroom semi-detached home is offered for sale with no chain and has a garage to the rear. With two reception rooms, viewing is highly advised to appreciate the property's superb location.

Front entrance door opening to

HALLWAY
With stairs leading to first floor.

LOUNGE 14'1 x 10'7 (4.29m x 3.23m)
A light and airy room with windows to front and side elevations, TV point, radiator and open access through to

DINING ROOM 9'2 x 8'4 (2.79m x 2.54m)
With radiator and window to front elevation.

KITCHEN 10'10 x 8'1 (3.30m x 2.46m)
A modern kitchen with a range of ample wall and base units with built-in oven with electric hob and extractor above, plumbing for washing machine, fridge space, work surface, wall tiling, sink unit, window overlooking rear garden and door leading onto the patio.

LANDING

BEDROOM ONE 11'9 x 10'10 (3.58m x 3.30m)
With radiator and window to side elevation.

BEDROOM TWO 11'4 x 9'9 (3.45m x 2.97m)
With radiator and window to side elevation.

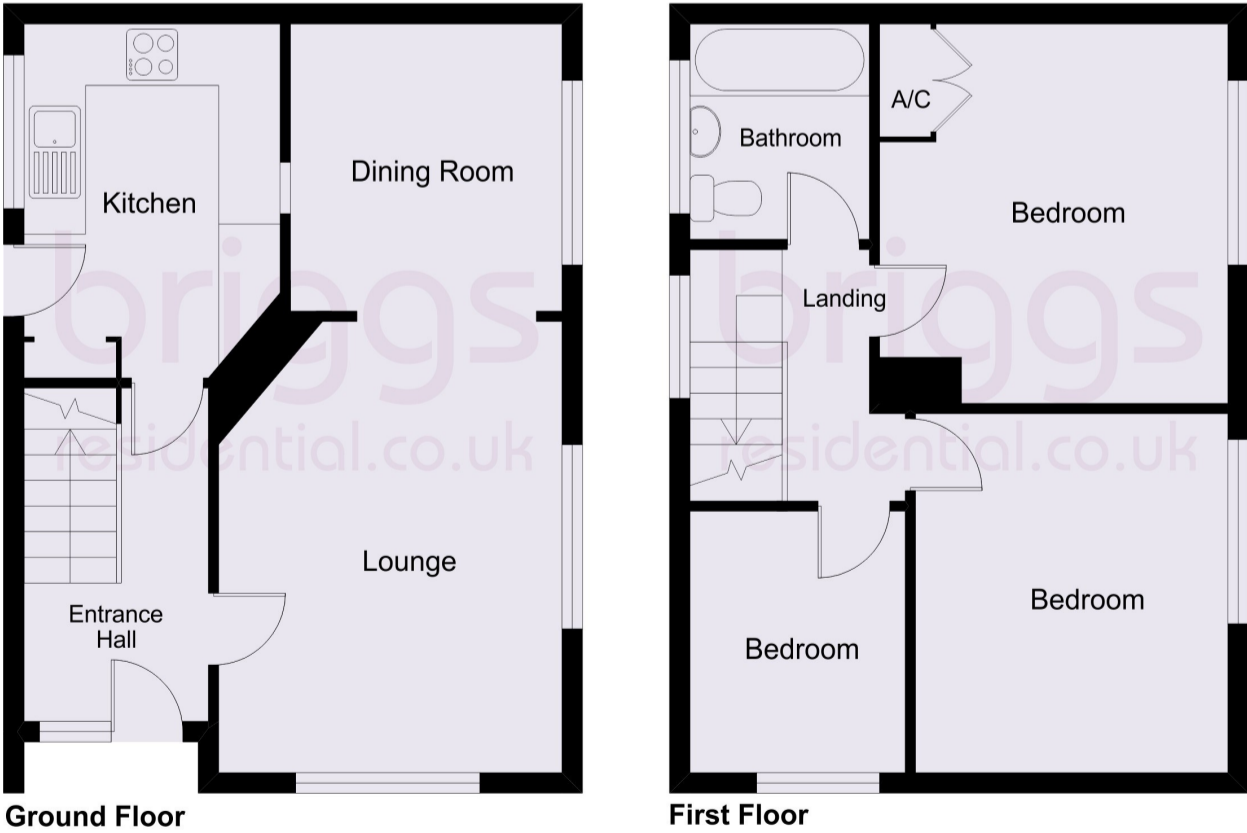
BEDROOM THREE 7'9 x 6'8 (2.36m x 2.03m)
With radiator and window to front elevation.

BATHROOM
Comprising P-shaped bath with shower screen and shower above, wash-hand basin, low flush WC, radiator and window to rear elevation overlooking the garden.

OUTSIDE
The property has a driveway to the rear which leads to a single garage.

The property is set on a large corner plot with the front gardens being mainly laid to lawn, whilst there is a fully enclosed, southerly-facing rear garden which is also mainly laid to lawn with patio area and paving.

EPC RATING: D COUNCIL TAX BAND: B (PCC)



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