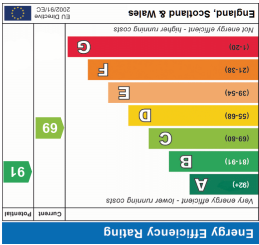
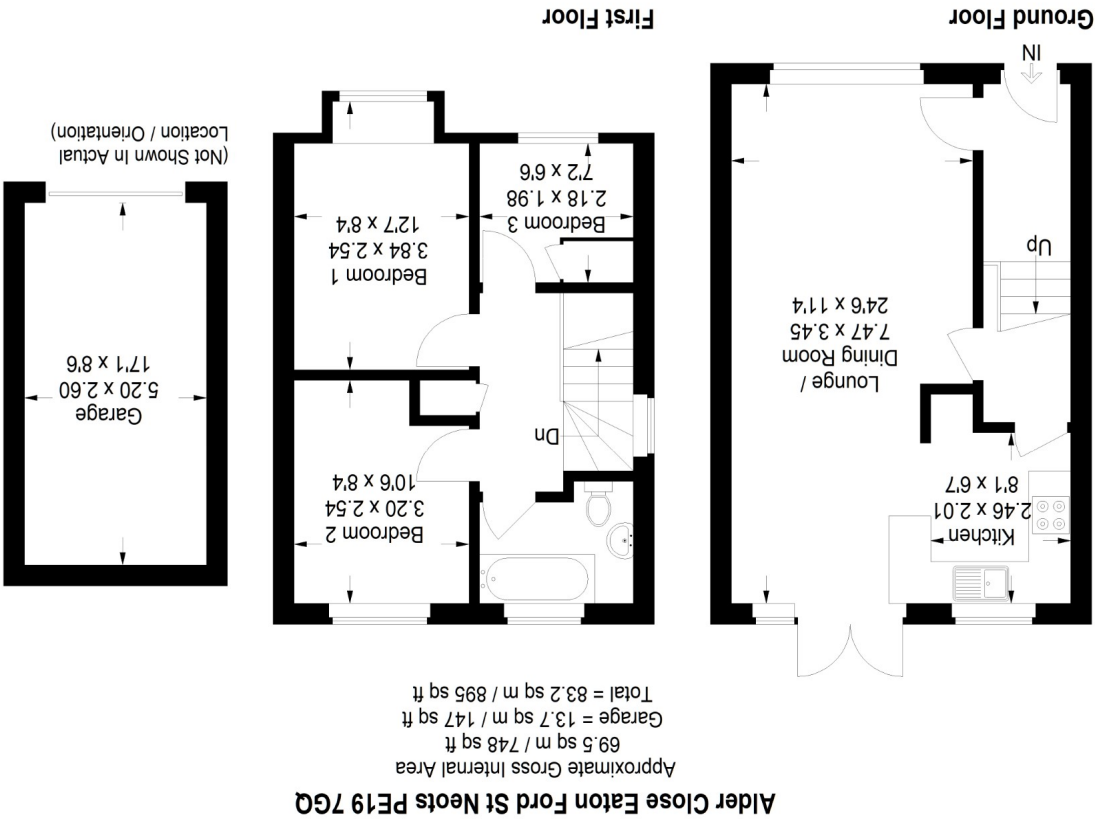


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1032994)







- Refitted Kitchen.
- PVCu double glazing.
- SOUTH FACING rear garden.
- Cul-de-sac location within Crosshall school catchment.

- Refitted Bathroom.
- Gas fired radiator central heating.
- Garage en-bloc.

**Introduction**

An IMMACULATELY PRESENTED and UPDATED three bedroom house situated in a cul-de-sac location. The property benefits from a REFITTED KITCHEN & BATHROOM, PVCu double glazing including French windows to the garden and gas fired radiator central heating.

The rear garden is SOUTH FACING and there is a single GARAGE & parking space en-bloc.

Crosshall School catchment area.

**Ground Floor**

**Accommodation**

Part glazed PVCu door to

**Entrance Hall**

stairs to the First Floor Landing, radiator, laminate flooring, part glazed door to

**Lounge & Dining Room**

7.47m x 3.45m (24' 6" x 11' 4") max. window to the front aspect, radiators, laminate flooring, TV point, French doors to the rear garden

**Kitchen**

2.46m x 2.01m (8' 1" x 6' 7") refitted with base and eye level cupboards, drawer units, works surface and breakfast bar with tiled splash backs and single drainer sink unit inset, integrated fan assisted electric oven and grill, induction hob with extractor, integrated dishwasher, plumbing for washing machine, space for fridge freezer, shelved pantry, cupboard housing gas fired boiler, window to the rear aspect

**First Floor**

**First Floor Landing**

airing cupboard with water cylinder and shelved linen storage

**Bedroom One**

3.84m x 2.54m (12' 7" x 8' 4") box-bay window to the front aspect, radiator, TV point

**Bedroom Two**

3.20m x 2.54m (10' 6" x 8' 4") window to the rear aspect, radiator

**Bedroom Three**

2.18m x 1.98m (7' 2" x 6' 6") window to the front aspect, radiator, loft access

**Bathroom**

fully tiled and refitted, comprising bath with rain shower and hand held shower attachment, vanity unit with wash basin, W.C, towel radiator, frosted window

**Outside**

**Garden**

an open front garden laid to lawn with flower borders. The rear garden is fully enclosed, SOUTH FACING, laid to lawn with a patio area with Wisteria covered gazebo, timber shed with power connected and gate providing pedestrian access to the parking area and Garage

**Garage**

5.20m x 2.60m (17' 1" x 8' 6") en-bloc with a parking space to the front

