

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

BS24 7GT

£280,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....This lovely and spacious mid terraced house built in 2013 offers 3 bedrooms, cloakroom and en suite to Bed 1, garage, parking and garden and is set back from the road on a pathway with easy access to the M5. The property is approached via a pathway which leads to just a few houses and has a joining pathway to the garage/parking to the rear. The entrance hallway has the stairs to the first floor, the cloakroom with WC and wash basin, a great size lounge/diner with double doors onto the rear garden. The kitchen is nicely presented and offers a range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, space for washing machine and integral fridge freezer and dishwasher, inset stainless steel sink/drainage and space enough for small table and chairs. Upstairs there are 3 bedrooms with bed 1 having an en suite with shower, WC and wash basin, family bathroom with WC, wash basin and bath with shower over. Outside to the rear is a relatively private garden with low maintenance artificial lawn and path to the rear gate leading out to the parking space in front of the single garage under the coach house. Please note there will be no onward chain with this property,

## FEATURES

- Spacious terraced family home
- 3 bedrooms
- Lovely quiet location
- Cloakroom & En suite to bed 1
- Lounge/diner with double doors on to the garden
- Garage with additional parking in front
- No onward chain
- EPC-C
- 360 VIDEO TOUR AVAILABLE
- Council Tax - Band C



## ROOM DESCRIPTIONS

### Hallway:

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

### Lounge/diner:

16' 2" x 15' 2" (4.93m 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; radiator; range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, space for washing machine and integral fridge freezer and dishwasher, inset stainless steel sink/drainage and space enough for small table and chair

### Cloakroom:

6' 7" x 3' 1" (2.01m x 0.94m) Low level WC, wash hand basin, radiator

### First floor landing:

Loft access with loft ladder

### Bedroom 1:

10' 3" x 8' 10" (3.12m x 2.69m) 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:

8' 8" x 8' 7" (2.64m x 2.62m) Radiator, double glazed window

### Bedroom 3:

9' 8" x 6' 3" (2.95m x 1.91m) Radiator, double glazed window

### Bathroom:

7' 0" x 5' 6" (2.13m x 1.68m) Bath with shower over, wash hand basin, low level WC, heated towel rail, attractive tiling, large mirror, spotlights

### Outside

South west facing and relatively private garden with low maintenance artificial lawn and path to the rear gate leading out to the parking space in front of the single garage under the coach house.

### Garage and parking:

GARAGE - 17'11 x 8'8 - 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

