



59 Westway

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft
 (Excluding Garage)

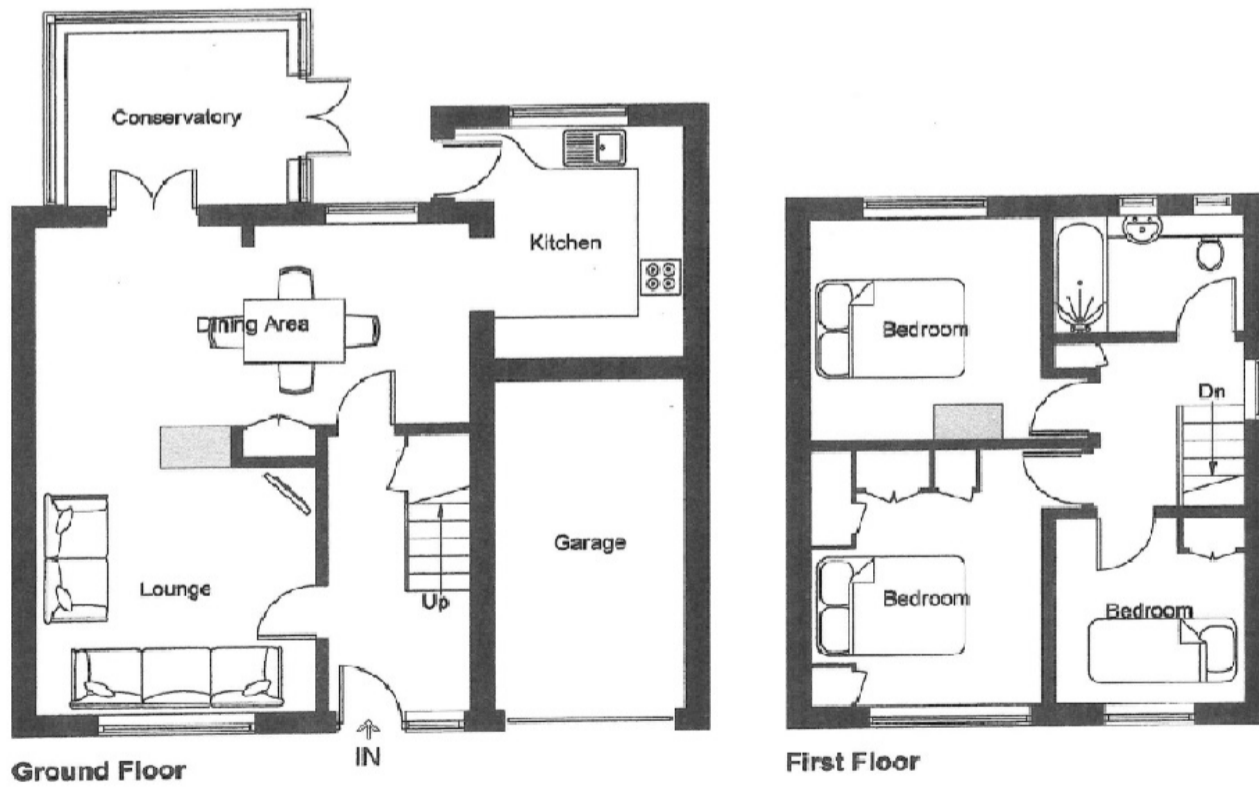


Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID742777)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



We are pleased to present to market, this immaculate, extended semi detached family home located in this highly desirable and mature, non estate setting. Situated within close proximity of the town centre, various amenities and public transport links, this well presented and evidently much loved home briefly comprises; Entrance Hall, Sitting Room, Dining Room, Kitchen and Conservatory, three Bedrooms and Family Bathroom. Outside the superb, traditional frontage provides ample driveway parking whilst the rear garden is attractively landscaped and enjoys both privacy and a South facing aspect.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed door with matching side panel. Balustrade staircase to first floor accommodation. Radiator, storage cupboard and quality laminate flooring. Doors to; Sitting Room and Kitchen.

Sitting Room

12' 4" x 11' 10" (3.76m x 3.61m)

Feature fireplace with coal effect gas fire inset. Double glazed picture window to front with glorious aspect. Radiator. Opening to Dining Room.

Dining Room

18' 2" x 9' 0" (5.54m x 2.74m)

A lovely spacious room which could be used as a family room also. Two radiators and quality laminate flooring. UPVC double glazed window to rear. UPVC double glazed French doors to Conservatory and opening to Kitchen.

Conservatory

10' 3" x 9' 0" (3.12m x 2.74m)

Of dwarf wall and UPVC construction with French doors to the rear garden. Wall lights, ceiling fan and tiled floor.

Kitchen

10' 10" x 8' 0" (3.30m x 2.44m)

Fitted with a range of wall and base units with complimentary roll edge work surfaces over. Inset ceramic sink and drainer with mixer tap and tiled splash backs. Built in gas oven, grill and hob. Integral fridge, freezer and washing machine. Upright and standard radiators and quality laminate flooring. UPVC double glazed window to rear. UPVC double glazed door to rear garden.

Landing

UPVC double glazed window to side. Airing cupboard housing 'Worcester' combi boiler. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

11' 8" x 9' 10" (3.56m x 3.00m)

A range of fitted furniture. Radiator. Double glazed window to front.

Bedroom 2

10' 5" x 9' 10" (3.17m x 3.00m)

Radiator. UPVC double glazed window to rear. Loft access.

Bedroom 3

8' 0" x 7' 0" to wardrobe front (2.44m x 2.13m to wardrobe front)

Built in wardrobe. Radiator. Double glazed window to front.

Family Bathroom

7' 11" x 5' 5" (2.41m x 1.65m)

Fully tiled and fitted with a white suite comprising; panelled bath with thermostatic shower and glazed screen over plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail and tiled flooring. Two UPVC double glazed windows to rear.

Front Garden

Enclosed by low stone wall with double wrought iron gated entrance to the front, whilst timber panel fencing and natural hedging form the side boundaries. Predominantly laid to an extensive block paved driveway, providing ample parking along with a lawned area and well stocked borders.

Garage

Up and over door to the front and pedestrian door to side. Mains power connected.

Rear Garden

Fully enclosed by walling and timber panel fencing with gated access to the front, this beautifully maintained garden offers a huge amount of privacy whilst enjoying a glorious South facing aspect. Landscaped to provide ease of maintenance the area comprises; two attractively laid patios, a raised, level lawn edged with well stocked borders and a further patio area below a timber pergola. Outside tap a light.

Tenure & Council Tax

Tenure - Freehold

Council Tax - C

