



Gawsworth Close,
Adderley Green



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £130,000

A two bedroom semi-detached house in Adderley Green which is considered ideal for both first time buyers and buy to let investors. The property is well presented throughout and benefits from front and rear gardens, off road parking, modern bathroom, double glazing and a combi-boiler. The property is located close to amenities, commuter links and schools. Viewing is highly advised!





Ground Floor

Lounge

4.87m x 3.26m (16' 0" x 10' 8") A double glazed window to the front, gas fireplace and surround, radiator and carpet flooring.

Kitchen

3.47m x 3.24m (11' 5" x 10' 8") A fitted kitchen with a range of wall and base units with worktops, sink basin with mixer tap, integral oven with gas hobs over, plumbing for a washing machine, space for a fridge/freezer, combi boiler mounted to the wall, double glazed window, UPVC side door and vinyl flooring.

First Floor

Bedroom One

2.91m x 2.74m (9' 7" x 9' 0") A double glazed window to the front, fitted wardrobe, radiator and carpet flooring.

Bedroom Two

3.26m x 2.31m (10' 8" x 7' 7") A double glazed window to the rear, radiator and laminate flooring.

Bathroom

2.07m x 1.49m (6' 9" x 4' 11") A modern suite with bath and mixer taps, vanity hand wash basin, chrome towel radiator, double glazed window to the side, tiled walls and vinyl flooring.

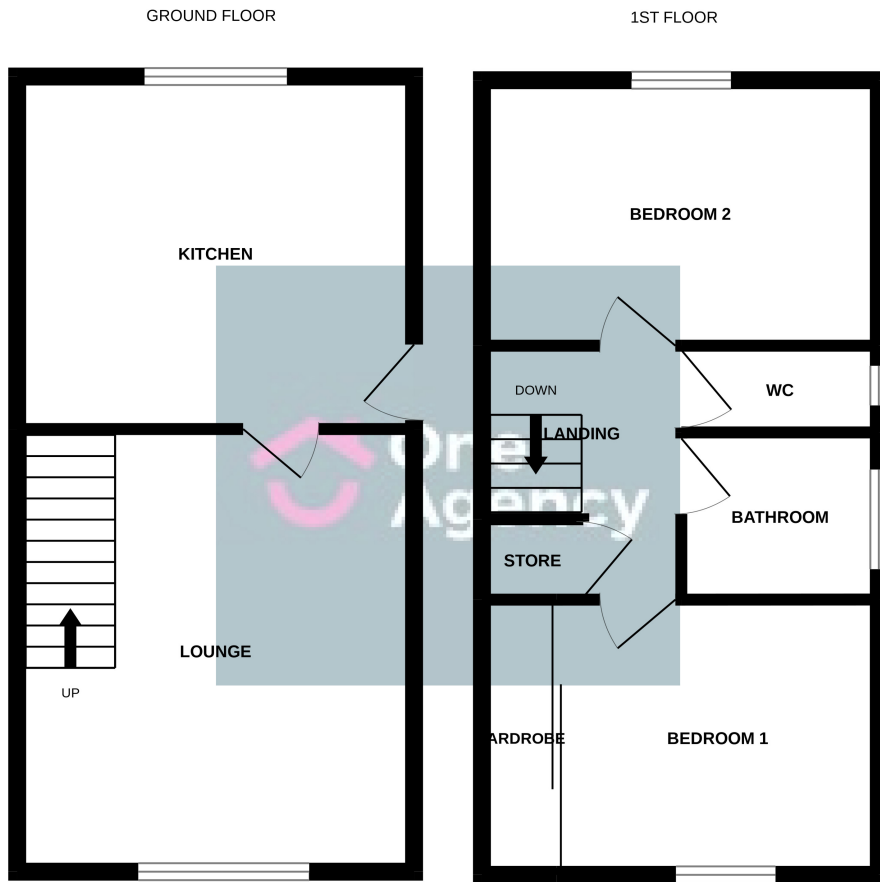
Seperate W/C

1.49m x 0.81m (4' 11" x 2' 8") A low level W/C unit, double glazed window to the side, tiled walls and vinyl flooring.

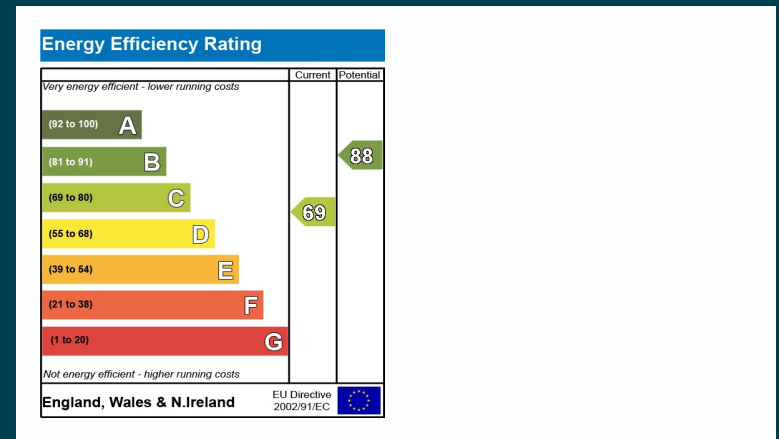
External

Front - A driveway providing off road parking and lawned garden.

Rear - A paved patio area, steps leading to a lawned area and shed with fenced borders.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetroPix ©2022



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.