



Rosedale
PROPERTY AGENTS

'Making your move easier'



1250 Lincoln Road, Werrington PE4 6LE

£295,000



*** NO ONWARD CHAIN *** " Located in the highly desirable village of Werrington, this 3 bedroom semi detached home has a very generous plot which has fantastic potential to extend (subject to approved planning permission). The home itself features a garage, store, entrance hall, spacious lounge/diner with bay window to front, kitchen, inner hall, WC, 3 bedrooms and shower room. Viewings are essential to appreciate how you could make this home your very own! Council Tax Band - C / EPC Currently Unavailable "

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ENTRANCE HALL

6' 4" x 14' 2" (1.93m x 4.32m) (approx) Door to front, window to side, window to front, radiator and stairs to first floor.

LOUNGE / DINER

26' 0"(into bay)(7.92m) 22' 9"(min) x 11' 9"(max)(6.93m x 3.58m) 9' 4" (min) (2.84m) (approx) Bay window to front, sliding doors to rear and two radiators.

KITCHEN

8' 8"(max) (2.64m) 4' 5"(min) x 13' 8" (max)(1.35m x 4.17m) 8' 6" (min) (2.59m) (approx) (L - Shape) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, hob, space for an undercounter fridge and floor boiler enclosed in a cupboard. Two window to side.

INNER HALL

3' 3" x 3' 8" (0.99m x 1.12m) (approx) Door to side.

W/C

3' 0" x 4' 0" (0.91m x 1.22m) (approx) Fitted with a low level W/C and window to side.

FIRST FLOOR LANDING

Window to side and loft access.

BEDROOM ONE

12' 3"(min) (3.73m) 14' 4"(into bay) x 11' 0" (4.37m x 3.35m) (approx) Bay window to front and radiator.

BEDROOM TWO

10' 6" x 11' 0" (3.20m x 3.35m) (approx) Window to rear, built in wardrobes and radiator.

BEDROOM THREE

7' 4" x 9' 3"(max) (2.24m x 2.82m) (approx) Window to rear and radiator.

SHOWER ROOM

6' 0" x 7' 4" (1.83m x 2.24m) (approx) Fitted with a three piece suite comprising low level W/C, shower, wash hand basin and airing cupboard. Window to side.

OUTSIDE

The front of the property has a brick wall, mainly laid to gravel and gate leading to rear garden. The rear of the property is mainly laid to lawn, borders with mature shrubs and a patio area.

GARAGE

11' 1" x 16' 2" (3.38m x 4.93m) (approx) Electric door to front and sliding door to:-

STORE

5' 7" x 11' 1" (1.70m x 3.38m) (approx) Door to rear and window to rear.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

