

Well presented FOUR BEDROOM, TWO RECEPTION, Mid Terraced Family Home in a Cul-De-Sac Location close to a number of good schools and local amenities.

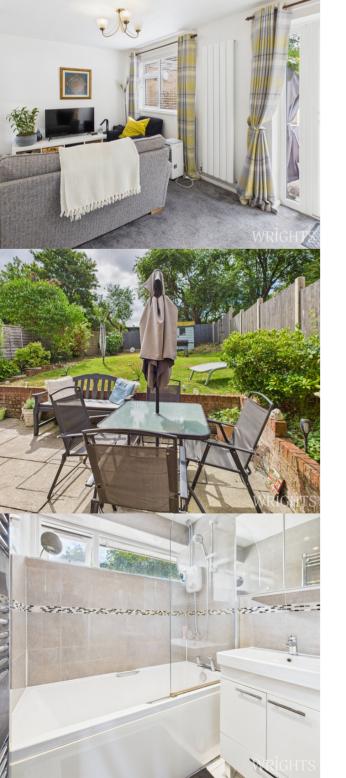
This property has been well maintained throughout and offers two well proportioned reception rooms, a fitted kitchen with utility space, four bedrooms, family bathroom with separate W/C. Externally the property has a South Facing Garden to the rear with large patio area adjacent to the property with steps leading up to an area laid to lawn.

The property is ideally located in a quiet cul-de-sac with several schools and shops within walking distance and would be an ideal Family Home.

Viewing comes Highly Recommended.

## **Features**

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- MID TERRACE FAMILY HOME
- SOUTH FACING GARDEN
- CUL- DE-SAC LOCATION
- POTENTIAL TO EXTEND (S.T.P.P)
- CLOSE TO GOOD LOCAL SCHOOLS
- CLOSE TO LOCAL AMENITIES



## **Room Descriptions**

# **GROUND FLOOR**

#### **ENTRANCE HALLWAY**

 $1.83 \text{m} \times 2.73 \text{m}$  (6' 0" x 8' 11") Accessed via double glazed door, carpet flooring, gas radiator and stairs leading to the first floor.

#### LIVING ROOM

 $3.31m \times 3.34m$  (10' 10" x 10' 11") Benefitting from plenty of natural light via a double glazed window to the front aspect, carpet flooring, gas radiator and double doors leading into the lounge.

#### **DINING ROOM**

2.46m x 4.31m (8' 1" x 14' 2") Located to the rear of the property with double glazed window and a door leading out to the garden, carpet flooring, gas radiator and access into the kitchen.

## **KITCHEN**

 $2.35 \,\mathrm{m} \times 6.43 \,\mathrm{m}$  (7' 9" x 21' 1") (to max dimensions) Fitted kitchen with matching base and wall units providing ample work surface space, fitted items include an electric oven and hob while there is space and plumbing for a washing machine, fridge freezer and tumble dryer.

## **FIRST FLOOR**

#### **LANDING**

1.00m x 2.84m (3' 3" x 9' 4") Carpet flooring and doors providing access to;

### **BEDROOM ONE**

3.30m x 3.35m (10' 10" x 11' 0") Double bedroom to the front aspect, large double glazed window, gas radiator and carpet flooring.

### **BEDROOM TWO**

 $2.92 \text{m} \times 3.12 \text{m}$  (9' 7" x 10' 3") Double bedroom located to the front aspect, double glazed window, carpet flooring and gas radiator.

#### **BEDROOM THREE**

 $1.92 \text{m} \times 3.21 \text{m}$  (6' 4" x 10' 6") Single bedroom with double glazed window to the rear aspect, carpet flooring and gas radiator.

### **BEDROOM FOUR**

 $2.37m \times 2.51m (7' 9" \times 8' 3")$  Single bedroom with double glazed window to the rear aspect, carpet flooring and gas radiator.

### **BATHROOM**

1.41m x 1.68m (4' 8" x 5' 6") Tiled throughout comprising of a side panelled bath with electric shower, vanity hand wash basin and radiator.

#### **SEPERATE W/C**

 $0.82m \times 1.45m$  (2' 8" x 4' 9") Tiled throughout with a frosted window.

## **EXTERIOR**

#### **GARDEN**

South facing garden to the rear with patio area adjacent to the property, steps leading up to area laid to lawn and fenced boundaries.

#### **PARKING**

Roadside resident permit parking

# **ADDITIONAL INFORMATION**

## **Property Details**

Council Tax Band - D

(all information has been provided to us and should be verified by your legal representative).







