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# Offers in Excess of £155,000

A well presented three bedroom semi-detached property which benefits from a generous front and rear garden and driveway for off road parking. Ideal for first time buyers on a popular development! Close to local amenities, commuter links and schools. Viewing is highly advised.





## Ground Floor

### Hallway

2.14m x 0.98m (7' 0" x 3' 3") Entered through a UPVC front door, radiator and laminate flooring.

### Guest W/C

1.98m x 0.85m (6' 6" x 2' 9") A useful downstairs low level w/c with vanity hand wash basin with storage, radiator, double glazed window and laminate flooring.

### Lounge

4.79m x 4.40m (15' 9" x 14' 5") A double glazed window to the front, electric fire and surround, radiator and carpet flooring.

### Kitchen/Diner

A fitted kitchen with a range of wall and base units, oven with gas hobs and extractor over, stainless steel sink basin, plumbing for a washing machine, space for a fridge/freezer, space for a table/chairs, radiator, french doors to the rear garden, storage cupboard with shelving, cupboard with the convectional boiler located, double glazed window with blinds fitted and vinyl flooring.

## First Floor

## Bedroom One

4.08m x 2.56m (13' 5" x 8' 5") A double glazed window to the front with blinds fitted, radiator and carpet flooring.

## Bedroom Two

3.28m x 3.27m (10' 9" x 10' 9") A double glazed window to the rear with blinds fitted, radiator and carpet flooring.

## Bedroom Three

3.06m x 1.78m (10' 0" x 5' 10") A double glazed window with blinds fitted, radiator and carpet flooring.

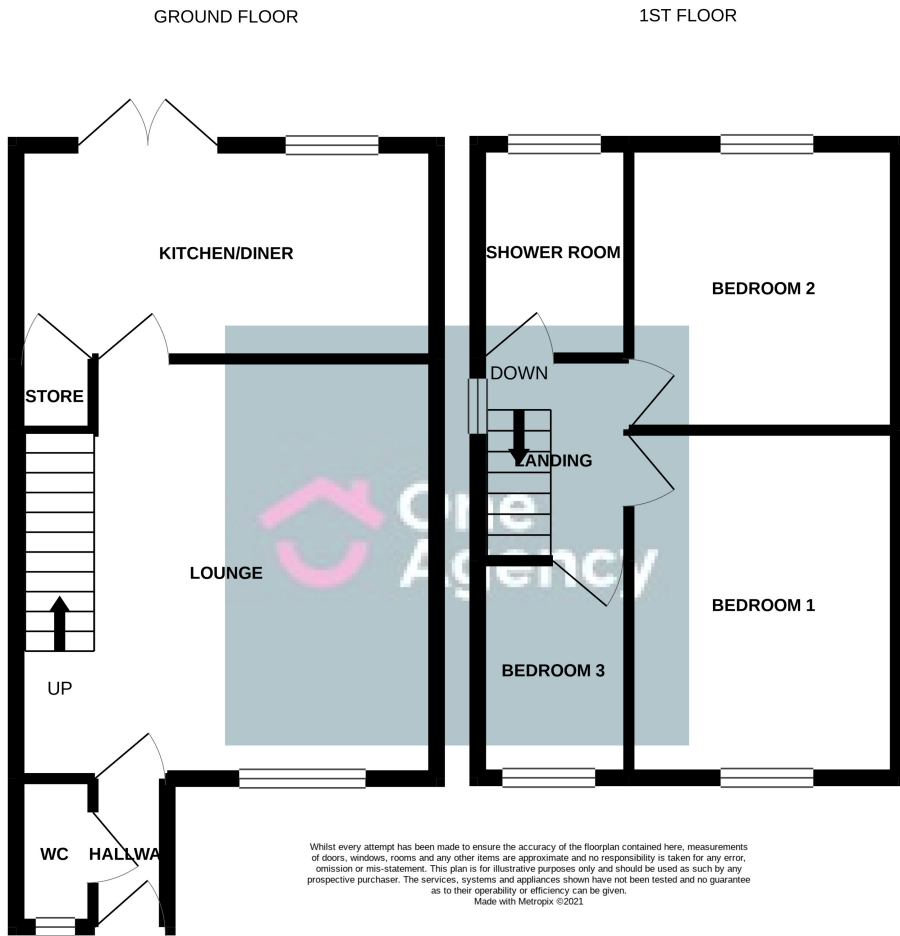
## Shower Room

1.85m x 1.67m (6' 1" x 5' 6") A walk in shower with rainfall shower with glass screen, low level w/c, vanity hand wash basin with storage, chrome towel radiator, double glazed window, tiled walls and tiled flooring.

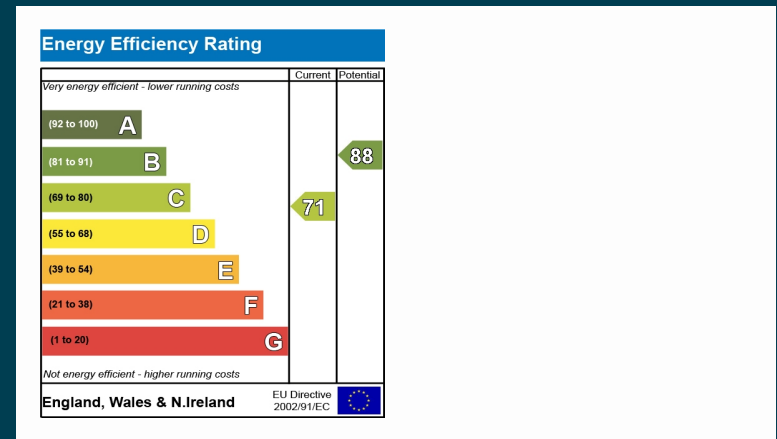
## External

Front - A tarmac driveway with brick border for off road parking and lawned section.

Rear - A tiered garden with a paved and lawned section, artificial turf section then a further paved area with storage shed.



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.  
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