



485 Fulbridge Road, Werrington PE4 6SD

£325,000



*** BEAUTIFULLY PRESENTED THROUGHOUT *** " With ample parking at the front, this 3 bedroom semi detached home is situated within close proximity to schooling and amenities. The home itself features an entrance hall, living room with bay window, modern kitchen, open dining/family space, 3 bedrooms, bathroom and a spacious rear garden. Viewings are essential to appreciate the location and condition this home has to offer. Council Tax Band - B / EPC Energy Rating - D

ENTRANCE

Door to front, stairs to first floor and two cupboards.

LIVING ROOM

10' 4" x 16' 4"(min) ((3.15m x 4.98m) 19' 0"(into bay) (5.79m) (approx) Bay window to front and radiator.

KITCHEN

9' 4" x 11' 3" (2.84m x 3.43m (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for cooker and space for dishwasher. Window to rear, window to side and pantry cupboard. Open into:

INNER HALL

Space for a free standing fridge/freezer.

DINING ROOM

9' 5" x 15' 6" (2.87m x 4.72m) (approx) French doors to rear, windows to rear and sides and radiator.

UTILITY CUPBOARD

3' 4" x 4' 8" (1.02m x 1.42m) (approx) Space for washing machine.

FIRST FLOOR

Window to side and loft access.

BEDROOM ONE

10' 0" x 10' 3" (3.05m x 3.12m) (approx) Window to rear.

BEDROOM TWO

9' 6" x 9' 8" (2.90m x 2.95m) (approx) Window to front, radiator and built in wardrobe with boiler enclosed.

BEDROOM THREE

7' 3" x 9' 4"(into wardrobe) (2.21m x 2.84m) (approx) Window to rear, radiator and built in wardrobe.

BATHROOM

5' 4" x 8' 9" (1.63m x 2.67m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to front and heated towel rail.

OUTSIDE

The front of the property is gravelled with parking. The rear of the property is laid to lawn with slabs and gravel.

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.

