



46 Hythegate, Werrington PE4 7ZP

£219,000



***** POTENTIAL TO EXTEND STP ***** " Located in a highly desirable cul de sac in Werrington and within walking distance to Cuckoos Hollow, this end terrace home has fantastic potential to extend subject to approved planning. Featuring a garage, parking, porch, open plan lounge/diner, kitchen, bathroom which has been newly installed and 2 bedrooms. Viewings are highly recommended to appreciate the location and the homes potential. EPC Energy Rating - C/Council Tax Band - B".

PORCH

5' 2" x 3' 2" (1.57m x 0.97m) (approx) Door to front and door:-

LIVING / DINER

18' 8" (max) (5.69m) 9' 4" (min) (2.84m)x 13' 6" (max) (4.11m) 7' 3" (min) (2.21m) (approx) (L- Shape) Two windows to front, French door to rear, two radiators and stairs to first floor.

KITCHEN

9' 0" x 5' 7" (2.74m x 1.70m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated oven, gas hob, plumbing for a washing machine, space for a fridge/ freezer, wall mounted boiler and radiator. Window to rear.

FIRST FLOOR LANDING

BEDROOM 1

9' 7" x 9' 6" (2.92m x 2.90m) (approx) UPVC double glazed window to front, overstairs cupboard, loft access and radiator.

BEDROOM 2

9' 2" x 7' 0" Max) (2.79m x 2.13m) 6' 3" (min)(1.91m) (approx) Window to rear and radator.

BATHROOM

6' 2" x 5' 7" (1.88m x 1.70m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer tap, bath with shower over and heated towel rail. Window to rear.

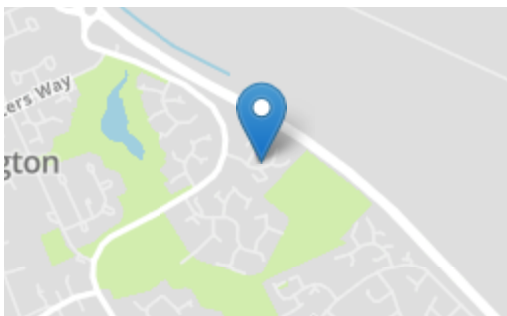
OUTSIDE

GARAGE

A single garage.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

