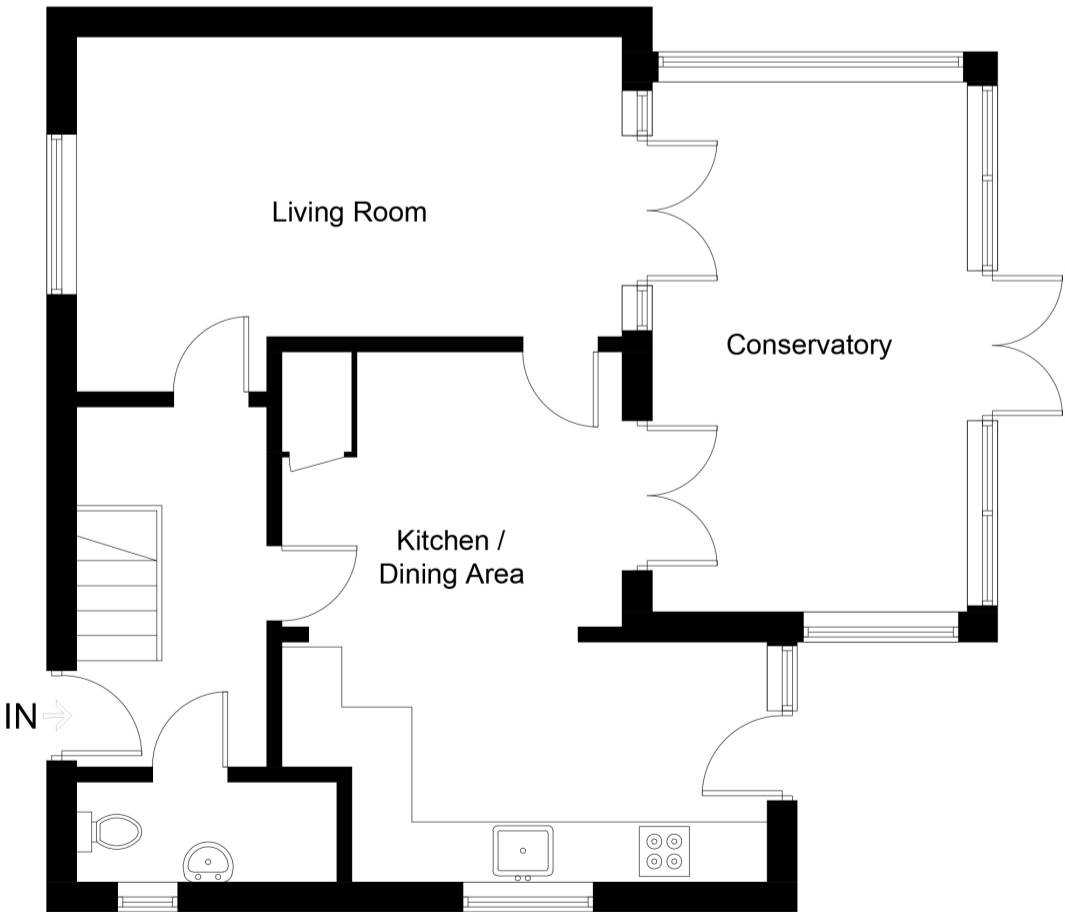


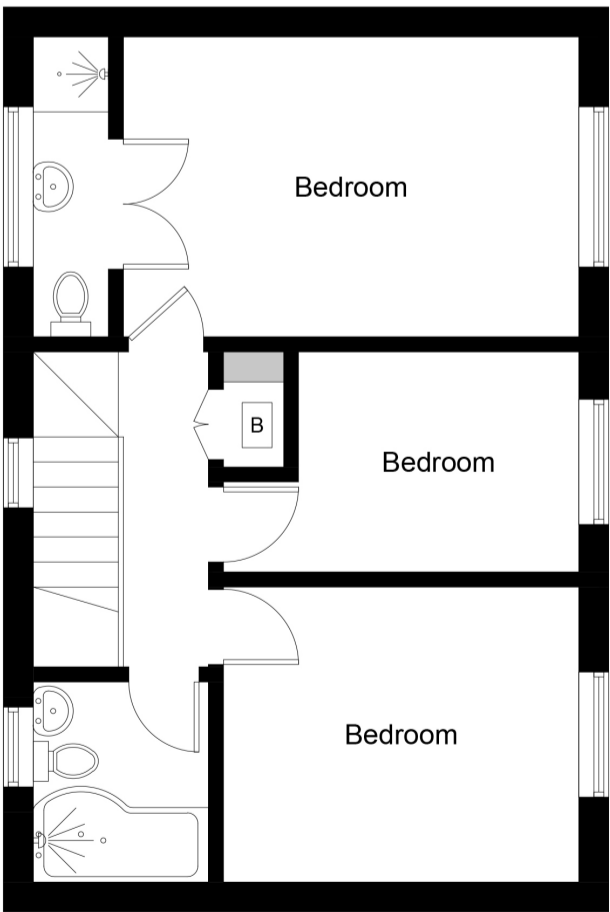


2A Hillcrest Road

Approximate Gross Internal Area = 114.8 sq m / 1236 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

For illustrative purposes only. Not to scale. ID1222119
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



Offered for sale with no onward chain, this deceptively spacious detached family home is centrally located and well placed for access to the town centre, schools, amenities and public transport links. Clean and tidy throughout and benefitting and new combi boiler, the well balanced accommodation briefly comprises; Entrance Hall, Cloakroom/Utility, Kitchen/Dining Room, Sitting Room and Conservatory , Bedroom One with En Suite Shower Room, two further good sized Bedroom and Family Bathroom. Outside, there are good sized gardens, Garage with power connected.



ROOM DESCRIPTIONS

Entrance Hall
Entered via UPVC double glazed door. Stairs to first floor accommodation, radiator and vinyl flooring. Doors to Cloakroom/Utility, Kitchen/Dining Room and Sitting Room.

Claokroom/Utilty
Fitted with a white suite comprising; pedestal wash hand basin and low level W.C. Cupboard with space and plumbing for washing machine and tumble dryer. Vinyl flooring and UPVC double glazed window to front.

Kitchen/Dining Room
17' 6" x 11' 6" (5.33m x 3.51m)
Kitchen Area
Fitted with a range of wall and base units with solid wood block work surfaces with underhung 'Belfast' sink, mixer tap and tiled splash backs. Built in electric oven, gas hob and extractor. Integrated fridge and breakfast bar. Radiator and laminate flooring. UPVC double glazed windows to side and rear. UPVC double glazed door to rear.
Dining Area
Built in storage cupboard, radiator and vinyl flooring. Door to Sitting Room and UPVC double glazed French doors to Conservatory.

Sitting Room
17' 10" x 11' 7" (5.44m x 3.53m)
Light and airy with UPVC full height double glazed window to front and UPVC double glazed French doors to Conservatory. Remote controlled wall mounted electric fire. Doors to Kitchen/Dining Room and Entrance Hall.

Conservatory
18' 3" x 10' 0" (5.56m x 3.05m)
Of dwarf wall and UPVC double glazed construction with windows to side and rear aspects and French doors opening on to the rear Garden. Vinyl floor covering.

Landing
Airing cupboard housing new combi boiler. Feature UPVC double glazed window to front. Door to all Bedrooms and family Bathroom.

Bedroom One
15' 0" x 9' 10" (4.57m x 3.00m)
Radiator. UPVC double glazed window to rear.

En Suite Shower Room
Tiled and fitted with a white suite comprising; shower cubicle with thermostatically controlled shower, vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail, extractor and vinyl floor covering.

Bedroom Two
11' 5" x 9' 10" (3.48m x 3.00m)
Radiator. UPVC double glazed window to rear.

Bedroom Three
9' 1" x 7' 2" (2.77m x 2.18m)
Radiator. UPVC double glazed window to rear.

Family Bathroom
Tiled and fitted with a white suite comprising P shaped bath with with thermostatically controlled shower and glazed screen over, pedestal wash basin and low level W.C. Radiator and laminate flooring. UPVC double glazed window to front.

Front Garden
A central paved footpath with grass to each side along with redcurrant bushes, trees and shrubs.

Garage
Located at the rear of the property. Up and over door to front and pedestrian door opening into rear Garden. Power connected.

Rear Garden
Fully enclosed by timber panel fencing with gated access to both front and rear. Predominantly laid to lawn with paved walkways and bark borders. Outside tap.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: D

