



**LAWRENCE ROONEY**  
ESTATE AGENTS

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Modern semi-detached positioned within a cul-de-sac offered for sale with NO CHAIN DELAY. Perfect as a first time buy, this home has living accommodation arranged over ground a first floors comprising: entrance porch, spacious lounge, fitted kitchen, fantastic double-glazed conservatory ideal as a reception space with a dining area, two decent sized bedrooms and a white three piece bathroom suite. Outside driveway has off road parking for two vehicles, front garden area and at the rear, a fully enclosed garden paved for easy maintenance. This property is warmed via a gas fired central heating with a recently updated boiler and benefits from double-glazing throughout.

**£152,000**

**OPEN 7 DAYS A WEEK**

## Entrance Porch

External front door and inner door into:

## Lounge

12' 5" x 18' 8" (3.78m x 5.69m)

Spacious reception room with stairs up to the first floor, double-glazed front window, dado rail, radiator and two ceiling light points. Door to:

## Kitchen

12' 4" x 8' 1" (3.76m x 2.46m)

Fitted with a range of wall and base units, work surfaces to complement, inset sink/drain, gas hob, built in oven, space for appliances, double-glazed rear window and external door into:

## Conservatory

174' 7" x 10' 5" (53.21m x 3.17m)

This substantial double-glazed conservatory offers additional and versatile reception space with a set of French doors opening out onto the rear garden, additional side door, tiled floor and feature lighting.

## Landing

Access to the private spaces.

## Bedroom One

12' 5" x 10' 5" (3.78m x 3.17m)

Double-glazed front window, built in storage and radiator.

## Bedroom Two

12' 5" x 8' 1" (3.78m x 2.46m)

Double-glazed rear window and radiator.

## Bathroom


White three piece suite comprises: panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted side window, radiator and tiled to complement.

## Outside

To the front the paved driveway has space for two vehicles, lawn a paved pathways. The fully enclosed rear garden is paved for easy maintenance, fencing to the boundaries, brick built barbecue and timber shed.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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