



**103 Ainsdale Drive, Werrington PE4 6RP**

**£240,000**



\*\*\* WERRINGTON VILLAGE \*\*\* "Located in the popular village of Werrington, this 3 bedroom semi detached home is a fantastic property for 1st time buyers or a beautiful home to downsize to. Featuring an integral garage, entrance hall, kitchen/diner, spacious living room, 3 bedrooms, bathroom and garden. The home is close to Ken Stimpson Secondary School, Werrington Primary school and other local amenities such as Tesco's and the local post office. EPC Energy Rating - D/Council Tax Band - C".



## ENTRANCE HALL

Door to front, radiator and stairs to first floor.

## KITCHEN / DINER

17' 9" x 6' 3"(min) (5.41m x 1.91m) 8' 6" (max) ( 2.59m) (approx) Fitted with a range of base and eye level units, sink unit with mixer tap, wall mounted boiler, integrated oven, four ring gas hob, integrated fridge/freezer,integrated washing machine, understairs storage area. Window to front, window to side and door to side.

## LIVING ROOM

20' 6" x 9' 2"(min) (6.25m x 2.79m) 12' 2"(max) ( 3.71m) (approx) (L - Shape) Two UPVC double glazed windows to rear and two radiators.

## INTEGRAL GARAGE

7' 7" x 15' 6" (2.31m x 4.72m) (approx) Up and over door to front.

## FIRST FLOOR LANDING

Cupboard.

## BEDROOM 1

10' 8" x 12' 6" (3.25m x 3.81m) (approx) Window to front and radiator.

## BEDROOM 2

8' 7" x 10' 9" (2.62m x 3.28m) (approx) Window to rear and radiator.

## BEDROOM 3

6' 3" x 12' 5" (1.91m x 3.78m) (approx) Window to front and radiator.

## BATHROOM

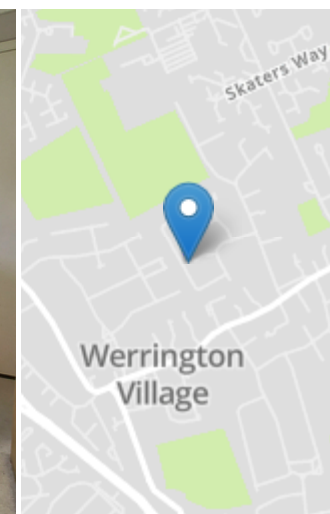
5' 7" x 5' 8" (1.70m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with electric shower over and heated towel rail. Window to side.

## OUTSIDE

The rear of the property has fencing, laid to lawn and mature shrubs.

## 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+)	62	85
A		
(81-91)		
B		
(69-80)		
C		
(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		