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**£149,995**

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- Superbly Presented Semi-Detached
- Modern Fitted Kitchen & Separate Utility Room
- Rear Artificial Lawn/2 Decking Areas, Summerhouse/Bar

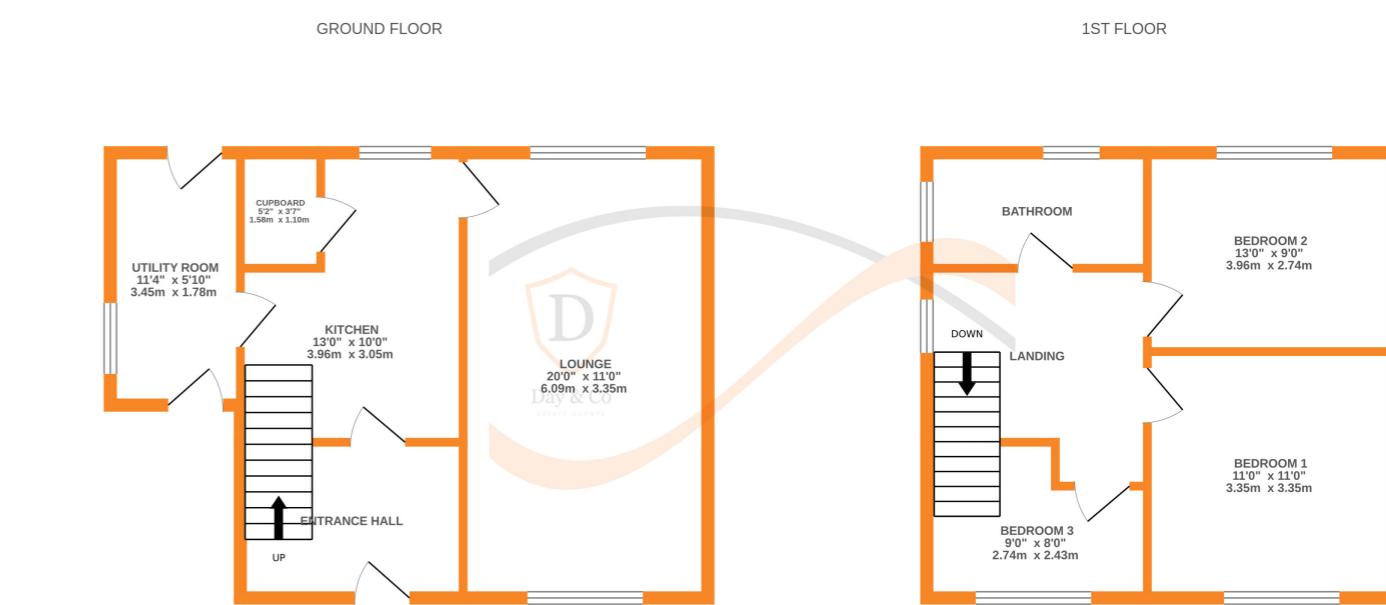
- Three Bedrooms
- Fabulous Bathroom With Four Piece Suite
- Far Reaching Views/Excellent Access To Local Schools

## SUMMARY

\*\*A SUPERBLY PRESENTED 3 BEDROOM SEMI-DETACHED FAMILY HOME, POPULAR RESIDENTIAL LOCATION WITH EXCELLENT ACCESS TO LOCAL SCHOOLS!!\*\* Having modern fitted kitchen & separate utility room, lounge with multi-fuel burning stove, fabulous bathroom with four piece suite, good size rear garden with two decking areas, artificial lawn, summerhouse/bar - FAR REACHING VIEWS!! EPC rating is C.

## FULL DESCRIPTION

Of interest to a variety of buyers is this superbly presented three bedroom semi-detached property situated in this popular residential location with excellent access to local schools and far reaching views to the rear. The accommodation comprises of an entrance hall, the kitchen has a range of modern base and wall mounted units, integrated oven, hob and extractor fan, built in storage cupboard, double glazed window to the rear. There is a separate utility room with entrance doors to both front and rear. The spacious lounge measures approximately 20ft in length, has a multi-fuel burning stove and double glazed windows to both front and rear. To the first floor there are three bedrooms and the bathroom which is a real feature of this property having walk in shower, free standing bath, WC, wash hand basin, attractive tiling to the walls and floor, double glazed windows to the rear and side. Externally there is a good size rear garden incorporating two decking areas, an artificial lawn and a spacious summerhouse/bar with power and light. There is a further front garden. Far reaching views to the rear, viewing essential to fully appreciate, EPC rating is C.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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