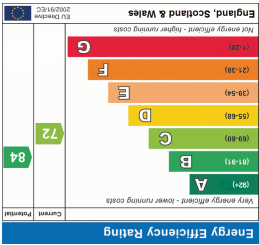


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



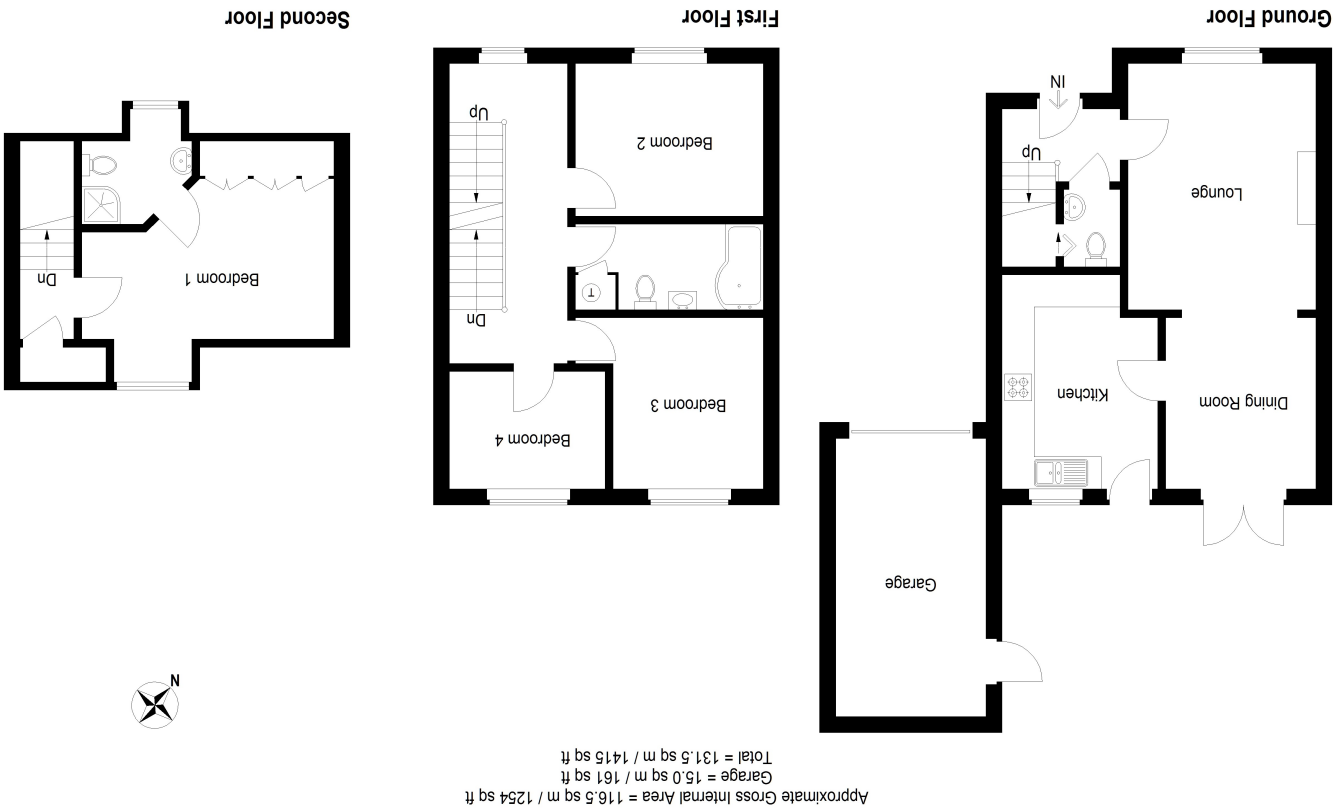
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1148876)

Houseplox Ltd





- Offers Considered Between £400,000 - £425,000
  - Four Good Sized Bedrooms
  - Living Room And Dining Room
  - Beautiful Enclosed Rear Garden
  - Walking Distance To Local Amenities
- Modern Semi Detached Town House
  - En Suite Shower Room And Family Bathroom
  - Garage And Driveway
  - A Spacious And Comfortable Family Home
  - Convenient Access To Major Road Links



Panel Glazed Door To

Entrance Hall

Radiator, stairs to first floor, coats hanging area, wood effect flooring.

Cloakroom

Fitted in a two piece suite comprising Low level WC, wash hand basin, complementing tiling, radiator, understairs storage cupboard, wood effect flooring.

Living Room

14' 8" x 11' 5" (4.47m x 3.48m)

Double glazed window to front aspect, coving to ceiling, radiator, central feature fireplace with inset coal effect gas fire, wood effect flooring, archway to

Dining Room

10' 5" x 9' 5" (3.17m x 2.87m)

Double glazed French doors to rear aspect, coving to ceiling, radiator, wood effect flooring.

Kitchen

12' 8" x 8' 9" (3.86m x 2.67m)

Double glazed window to front aspect, recessed downlighters, stainless steel sink and drainer with mixer tap, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, integrated electric oven and gas hob with cooker hood over, spaces and plumbing for washing machine and dishwasher, concealed central heating boiler, wood effect flooring.

First Floor Landing

Stairs to second floor.

Bedroom 2

11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed window to front aspect, coving to ceiling, radiator.

Bedroom 3

11' 5" x 10' 1" (3.48m x 3.07m)

Double glazed window to rear aspect, coving to ceiling, radiator.

Bedroom 4

9' 4" x 6' 6" (2.84m x 1.98m)

Double glazed window to rear aspect, coving to ceiling, radiator.

Family Bathroom

Fitted in a white three piece suite comprising low level WC, wash hand basin, 'P' shaped bath with drench style shower head over, shower screen, complementing tiling, heated towel rail, wood effect flooring.

Second Floor Landing

Storage cupboard, access to

Principal Bedroom

15' 4" x 12' 1" (4.67m x 3.68m)

Sloping ceiling, double glazed window to rear aspect, coving to ceiling, access to loft space, a range of wardrobes, radiator.

En Suite Shower Room

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle with shower unit over, ceramic tiling, chrome heated towel rail, tiled flooring.

Outside

The front garden is laid to lawn with courtesy light and picket fencing. The block paved driveway provides off road parking for two vehicles and leads to the **Single Garage** with up and over door, power lighting and personal door to side. The rear garden is laid to lawn, outside tap and lighting, mature planting, side gated access, two patio seating areas and fully enclosed.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - D

