

£475,000
Freehold



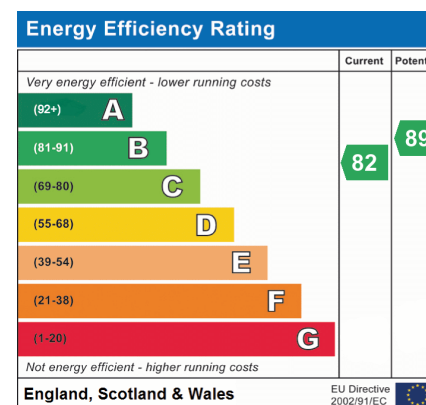
THOMAS CONNOLLY
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Summary of Property

Thomas Connolly Estate Agents are delighted to present this five bedroom semi detached family home situated in the sought after location of Newton Ley's, offering numerous amenities including schools / shops / and traffic links.

Accommodation briefly comprises; entrance hall, cloakroom, a family kitchen dining room, and sitting room, First floor accommodation offers three bedrooms with an ensuite a family bathroom. Second floor offers a further two bedrooms with a shower room. Outside there is an enclosed garden to the rear featuring a patio and gated access. To the front there is a driveway providing off road parking for several vehicles leading to a single garage. The property further benefits from double glazing, gas to radiator heating.



Room Descriptions

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

11' 11" x 17' 9" (3.63m x 5.41m)

KITCHEN DINER

11' 9" x 18' 11" (3.58m x 5.77m)

FIRST FLOOR

BEDROOM ONE

12' 10" x 12' 2" (3.91m x 3.71m)

EN SUITE TO MAIN BEDROOM

BEDROOM TWO

11' 3" x 19' 0" (3.43m x 5.79m)

BEDROOM FIVE/STUDY

6' 10" x 6' 8" (2.08m x 2.03m)

MAIN BATHROOM

SECOND FLOOR

BEDROOM THREE

9' 2" x 15' 7" (2.79m x 4.75m)

BEDROOM FOUR

9' 8" x 11' 7" (2.95m x 3.53m)

SINGLE GARAGE

9' 7" x 18' 1" (2.92m x 5.51m)

FRONT AND REAR GARDENS

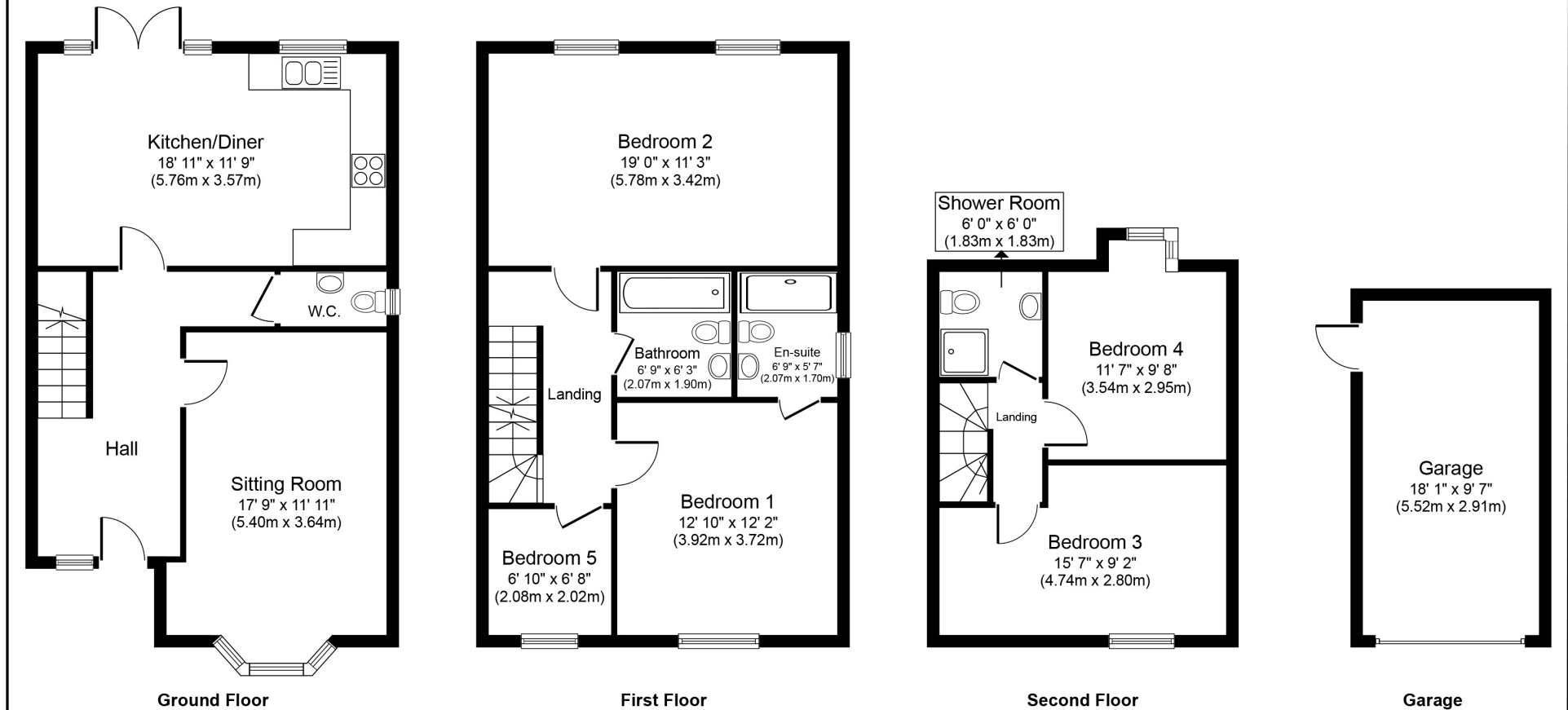
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These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



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Approx. Gross Internal Floor Area 1,652 sq. ft. (153.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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