

Azalea Road, Wick St Lawrence, Weston-Super-Mare, Somerset.

BS22 9TN

£310,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....this spacious terraced townhouse set across three floors and set in the highly popular area Wick St.Lawrence

As you enter, you're greeted by a driveway leading to the front entrance hall, where stairs ascend to the first floor. The ground floor features a well-appointed kitchen diner with a utility area, boasting a range of wall and base units, gas hob, electric oven, and integral appliances.

The utility area provides additional storage and access to the rear garden and integral garage.

Ascending to the first floor, you'll find a generously-sized living room and the master bedroom, complete with built-in wardrobes and an en suite bathroom featuring a WC, basin, and shower.

Continuing to the second floor, two further double bedrooms await, along with a family bathroom equipped with a WC, basin, and corner shower.

Outside, the rear garden offers a serene retreat with stone and bark chippings, complemented by mature trees and shrubs. A pathway leads to a delightful patio area, perfect for alfresco dining or relaxation.

With its spacious rooms, convenient layout, and integral garage, this townhouse offers the ideal blend of comfort and practicality, making it a perfect choice for modern living.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Town house over 3 floors
- Three double bedrooms
- En suite to main bedroom
- Living Room to middle floor
- Kitchen Diner and Utility to ground floor
- Integral garage
- Private and secluded rear garden
- Driveway parking to front for 2
- EPC - D



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Stairs to the first floor

Cloakroom

Upvc double glazed window to front; WC and wash basin

Kitchen Diner

14' 9" x 9' 0" (4.50m x 2.74m) Upvc double glazed window to rear; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, space for fridge freezer, inset stainless steel sink/drainers, integral dishwasher and a doorway to the utility area

Dining area from kitchen approx 13' x 7'5"

Utility

7' 7" x 5' 2" (2.31m x 1.57m) Radiator; which also has wall and base units with worktops over with space for washing machine (and dryer), inset stainless steel sink/drainers and a door to the rear garden.

First floor landing:

Stairs to the top floor

Living Room

21' 1" x 11' 7" max (6.43m x 3.53m) Radiator; 2 Upvc double glazed windows to rear;

Bedroom 1

14' 7" max x 12' 2" max (4.45m x 3.71m) Radiator; Upvc double glazed window to front; door to en suite; built-in wardrobe storage

En Suite

Radiator; Upvc double glazed window to front; WC, wash basin and shower

Top floor landing

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m) Radiator; Upvc double glazed window to rear

Bedroom 3

11' 2" x 9' 4" (3.40m x 2.84m) Radiator; Upvc double glazed window to front

Bathroom

8' 3" x 4' 8" (2.51m x 1.42m) Towel Radiator; white suite of WC, basin and corner shower

Garage and Parking:

FRONT - driveway parking for 2 vehicles; up and over door to garage

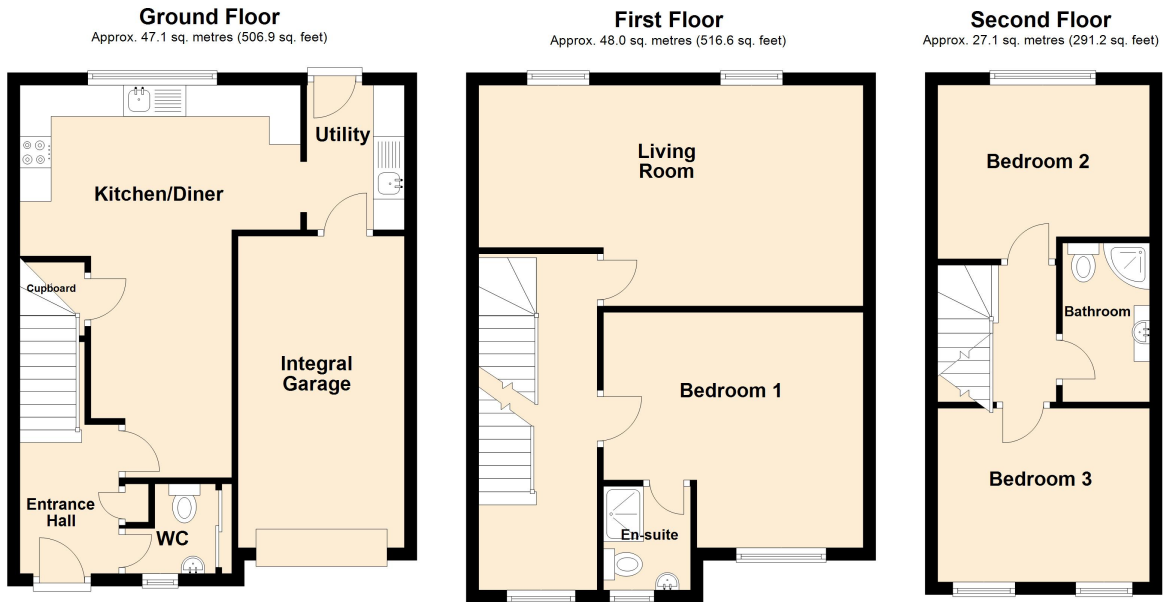
INTEGRAL GARAGE - approx 16'5" x 8'9" -rear door to utility; front up and over door to driveway parking; power and lighting

Garden

REAR - garden is laid to chippings of stone and bark, various mature trees/shrubs with a pathway to the rear for a lovely patio area for table and chairs.



FLOORPLAN & EPC



Total area: approx. 122.1 sq. metres (1314.7 sq. feet)

