



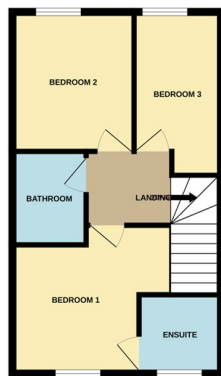
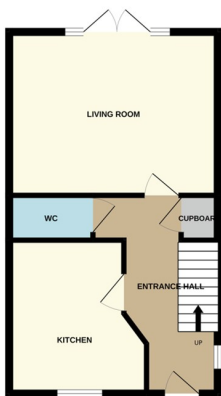
Rosedale
PROPERTY AGENTS

'Making your move easier'



Kelburn Road, Orton Northgate PE2 6BY

£260,000



*** BEAUTIFULLY PRESENTED THROUGHOUT *** " The ideal 1st time buy! This 3 bedroom semi detached home is immaculately presented and features 2 parking spaces, an entrance hall with storage, kitchen, living room, WC, 3 bedrooms with an en-suite to bedroom one, bathroom and a rear garden. Located in the popular area of Orton Northgate, this home is conveniently located to parkways, access to the A1 and business parks. Council Tax Band - C / EPC Energy Rating - C ".

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ENTRANCE

Door to front, window to side, stairs to first floor and cupboard.

KITCHEN

8' 5" (min) (2.57m) 10' 1" (max) x 11' 2" (3.07m x 3.40m) (approx) (Irregular Shape) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven, four ring gas hob, integrated dishwasher, integrated washing machine, integrated fridge/freezer and radiator. Window to front.

W/C

6' 2" x 3' 3" (1.88m x 0.99m) (approx) Low level W/C, wash hand basin and radiator.

LIVING ROOM

15' 4" x 12' 0" (4.67m x 3.66m) (approx) French doors to rear and radiator.

FIRST FLOOR

Radiator.

BEDROOM ONE

9' 2" (min) (2.79m) 10' 8" (max) x 9' 7" (min) (3.25m x 2.92m) 12' 0" (max) (3.66m) (approx) Window to front and radiator.

EN-SUITE

5' 5" x 5' 7" (1.65m x 1.70m) (approx) Fitted with a three-piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. Window to front.

BEDROOM TWO

8' 7" x 10' 8" (2.62m x 3.25m) (approx) Window to rear and radiator.

BEDROOM THREE

12' 0" (max) (3.66m) 10' 4" (min) x 6' 5" (3.15m x 1.96m) (approx) Window to rear and radiator.

BATHROOM

5' 5" x 6' 6" (1.65m x 1.98m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator.

OUTSIDE

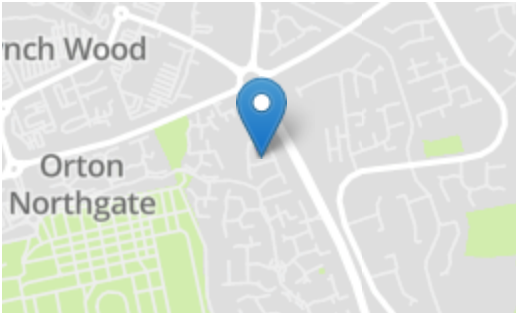
Two parking spaces. The rear of the property has fencing, laid to lawn, patio area, mature shrubs and a garden shed for storage.

AGENT NOTES

There is a service charge £180 per year with First Port.

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+) 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

