



98 Thistle Moor Road PE1 3HP

£265,000



*** OUTBUILDING IN GARDEN *** " Extended and benefitting from an outbuilding, this 3 bedroom semi detached home in PE1 is ideal for families or first time buyers. Offering a fantastic amount of living space with an open plan spacious kitchen/diner, a living room, downstairs shower room, 3 bedrooms, bathroom and an outbuilding with great potential. Viewings highly recommended to appreciate this home. Council Tax Band - A / EPC Energy Rating - D.

ENTRANCE

Door to front, radiator and stairs to first floor.

RECEPTION ROOM

11' 0" x 11' 3" (3.35m x 3.43m) (approx) Window to front and radiator.

KITCHEN

11' 0" x 14' 0" (3.35m x 4.27m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer taps, breakfast bar, integrated oven, four gas ring hob, plumbing for a washing machine, wall mounted boiler, space for a fridge / freezer. Door to side and window to rear. Open into:-

RECEPTION ROOM

12' 0" x 14' 3" (3.66m x 4.34m) (approx) Cupboard.

SHOWER ROOM

3' 0" x 7' 5" (0.91m x 2.26m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to rear.

FIRST FLOOR

BEDROOM 1

9' 3" x 12' 0" (2.82m x 3.66m) (approx) Window to rear and radiator.

BEDROOM 2

10' 8" x 11' 3" (3.25m x 3.43m) (approx) Window to front and radiator.

BEDROOM 3

5' 9" x 7' 0" (1.75m x 2.13m) (approx) Window to front and radiator.

BATHROOM

5' 8" x 7' 3" (1.73m x 2.21m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to rear.

OUTSIDE

There is on street communal parking.

OUTBUILDING

4' 8" x 17' 0" (1.42m x 5.18m) (approx) Door to front, window to front, up and over door to rear.

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.

