

**SOLD STC**

£399,950 Freehold



**WOODHOUSE**  
PROPERTY CONSULTANTS

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## ABOUT THE PROPERTY

Woodhouse are pleased to offer this extended semi-detached family home. If you're looking for a house to modernise to your own specific tastes then come along to see this one! With no onward chain, move in as soon as your solicitor allows.

The house comprises to the ground floor the Lounge-Diner, Kitchen and Cloakroom. Upstairs there are the 3 x Bedrooms & Family Bathroom. Externally there is a Garden with access to the Detached Garage, and there is off-street parking both front & back of the house.

Living here puts you within close proximity to a wide range of facilities, local shops, excellent bus services and reputable schools. Contact Woodhouse today to come and see for yourself the potential this home has for your own style!

## FEATURES

- Chain-Free
- Extended Semi-Detached Home
- 3 Bedrooms
- Garage
- Off-street parking front & back
- Spacious Lounge-Diner
- Downstairs Cloakroom
- Ripe for modernisation project
- Contact Woodhouse today



## ROOM DESCRIPTIONS

### Dimensions

Lounge / Diner  
7.3m x 4.6m

Kitchen  
3.4m x 3.1m

Downstairs WC  
2-piece suite

Bedroom 1  
3.7m x 2.75m

Bedroom 2  
3.7m x 2.4m

Bedroom 3  
2.7m x 1.8m

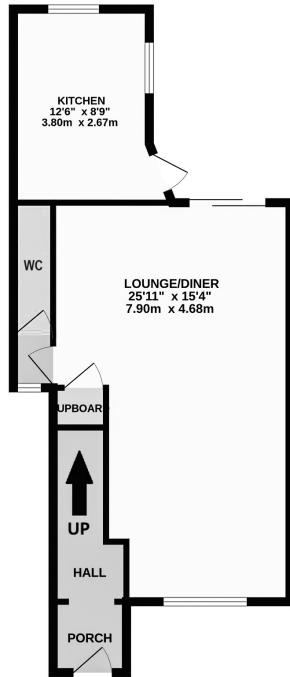
Bathroom  
3-piece suite

Exterior  
Rear garden laid to lawn with patio area.  
Garage.  
Parking to the front & also the rear

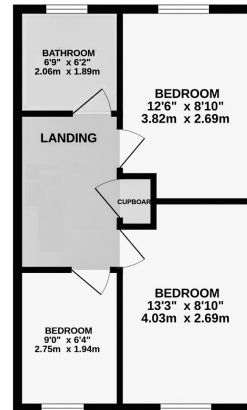


# FLOORPLAN

GROUND FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA - 964 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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