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Country Properties | 3, Bridge Road | AL8 6UN  
T: 01707 339146 | E: welwync@country-properties.co.uk  
www.country-properties.co.uk

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A well-presented three-bedroom home offering bright, well-proportioned accommodation, a kitchen/dining room with direct garden access and a recently installed boiler (January 2025). The property features a light-filled living room with feature fireplace, three bedrooms, a three-piece bathroom, front and rear gardens with patio areas, and potential for off-street parking subject to consent.

- THREE BEDROOMS
- POTENTIAL FOR DRIVEWAY (SUBJECT TO NECESSARY CONSENTS)
- SPACIOUS MID TERRACE DESIGN
- KITCHEN/DINING ROOM
- LIVING ROOM WITH OPEN FIREPLACE
- CLOSE TO LOCAL SHOPS AND AMENITIES

## Ground Floor

### Entrance Hall

Entrance via an obscure glass leaded UPVC double glazed door opening to the Entrance Hall. Stairs to the first floor. Wall mounted radiator. Ceiling lighting. Ceiling coving.

### Living Room

A bright and well-proportioned reception room benefiting from a replacement UPVC floor-to-ceiling double-glazed window to the front. Finished with laminate wood flooring. A feature fireplace with ceramic tiled surround and stone hearth provides a focal point. Useful under-stairs storage cupboard housing meters. Wall-mounted thermostat.

### Kitchen/Dining Room

Accessed from the living room, the kitchen is fitted with a range of floor and wall mounted storage cupboards with white fronted units and recently fitted laminate flooring (October 2025). Integrated fridge/freezer, space for a freestanding washing machine. Fitted oven with gas hob over and extractor hood above. Double glazed UPVC window overlooking the rear garden, along with a double glazed UPVC door providing direct access to the garden.

The dining area benefits from a further double glazed UPVC window to the rear, wall-mounted radiator, and a wall-mounted Glow-worm boiler installed January 2025.

### First Floor

#### Landing

Access to loft via hatch. Door to airing cupboard housing clad hot water cylinder with slatted shelving over. Ceiling lighting. Ceiling coving. Doors to all rooms.



### Master Bedroom

Replacement UPVC double glazed window to the rear. Exposed pine wood floor boards. Ceiling lighting. Wall mounted radiator. Built in wardrobes.

### Bedroom Two

Replacement UPVC double glazed window to the front. Exposed pine wood floor boards. Wall mounted radiator. Ceiling lighting.

### Bedroom Three

Replacement UPVC double glazed window to the front aspect. Wall mounted radiator. Inset ceiling downlighters. Wall mounted radiator. Built in wardrobe over stairs.

### Bathroom

Refitted with suite comprising of a panel 'p' shaped bath unit with chrome mixer tap and retracting shower attachment, separate overhead shower on chrome mixer tap, low level push flush WC, pedestal wash hand basin with chrome mixer tap over. Chrome wall mounted ladder towel radiator. Porcelain tiled flooring. Obscure glass replacement UPVC double glazed window to the rear. Ceiling spotlights.

### Outside

#### Front Garden

Mainly laid to lawn with pressed concrete pathway to the front entrance. Well established hedging to boundaries. Potential for off street parking via driveway (subject to necessary consents).

#### Rear Garden

A well proportioned rear garden being mainly laid to lawn with full fencing to boundaries. Patio area providing space for outside dining and entertainment. Pressed concrete pathway to rear quarter with a further patio space and timber garden shed.

#### Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks.

