



Pinhoe Place,
Weston Park



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£160,000

Very well presented semi detached house with a superb open plan Dining Kitchen. The property is situated in a very popular area with off road parking, rear garden with large store and is offered with no chain involvement.





ENTRANCE HALLWAY

Laminate Floor, Radiator, stairs to first floor, door to front.

LIVING ROOM

4.72m x 3.56m (15' 6" x 11' 8") Laminate floor, radiator, electric fire with feature fireplace, double glazed window to the front, under stairs storage.

KITCHEN DINER

4.95m x 4.29m (16' 3" x 14' 1") Two double glazed windows to the rear, door to side, laminate floor, fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, space for fridge freezer, plumbing for washing machine and dish washer, stainless steel sink and drainer unit with mixer tap.

LANDING

Double glazed window to the side, access to loft.

BEDROOM 1

4.29m x 2.52m (14' 1" x 8' 3") Double glazed window to the front, radiator.

BEDROOM 2

3.10m x 2.52m (10' 2" x 8' 3") Double glazed window to the rear, radiator.

BEDROOM 3

3.01m Max x 1.85m (9' 11" x 6' 1") Double glazed window to front, radiator, built in storage area with boiler, laminate floor.

SHOWER ROOM

1.83m x 1.83m (6' 0" x 6' 0") Double glazed frosted window to the rear, hand wash basin, WC, shower cubicle with electric shower, radiator, tiled walls.

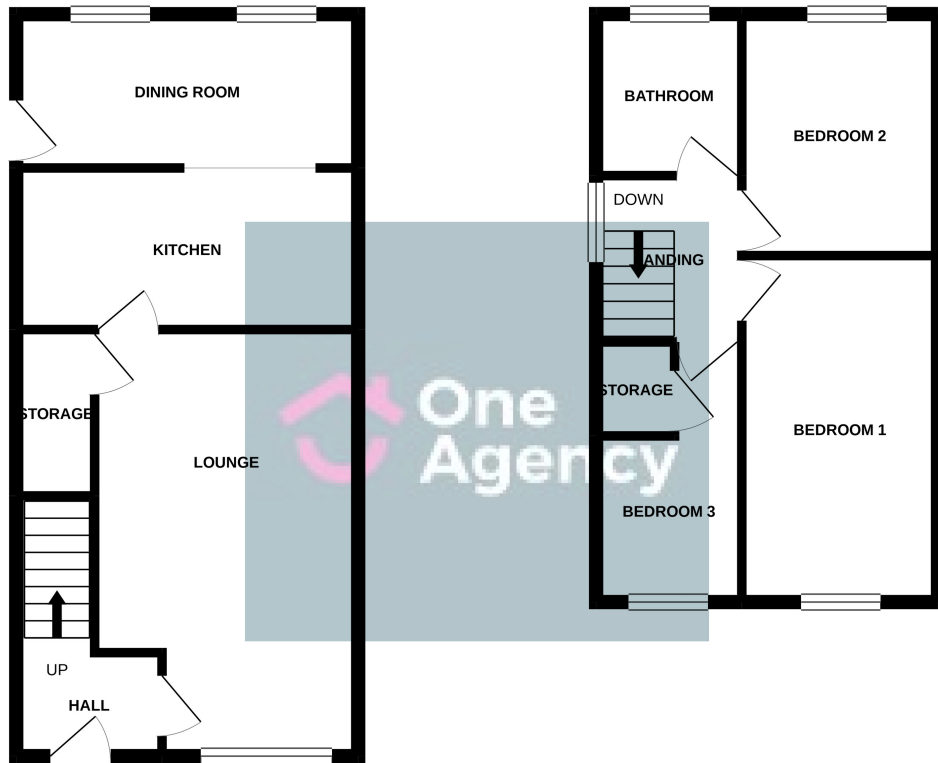
OUTSIDE

Off road parking to the front. Rear garden with large store.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C	73	
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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