

£364,950



HUNTER
LEAHY
YOUR PROPERTY EXPERTS




Features

- Attractively Priced 4 Bedroom House
- Superb Central Location With Good Access To All Schools and Shops
- Double Garage & 2 Parking Spaces
- Entrance Porch & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- 4 Bedrooms
- Family Bathroom
- Good Sized Gardens

Summary of Property

Coming to market for the first time in 46 years, a testament to how much the current owners have enjoyed this well placed family home, is this deceptive four bedroom semi detached house. Enjoying a central location with great access to schools, the town centre and public transport links, the accommodation briefly comprises; Entrance Porch, Cloakroom, Sitting Room, Kitchen/dining Room, four Bedrooms and a Family Bathroom. Outside there are good sized gardens to both the front and the rear, the latter being quite private. The property also boast a Double Garage and two parking spaces.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	89
(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 	

Room Descriptions

Entrance Hall

Entered via UPVC double glazed door with glazed side panel. Radiator. Doors to Cloakroom and Sitting Room.

Cloakroom

Tiled and fitted with a white suite comprising: low level W.C and vanity unit with inset basin and mixer tap. Vinyl flooring and UPVC double glazed window to front.

Sitting Room

20' 0" x 11' 3" (6.10m x 3.43m)

Feature fireplace with electric fire inset. Radiator. UPVC double glazed picture window to front.

Kitchen/Dining Room

20' 0" x 12' 3" (6.10m x 3.73m)

Fitted with a range of wall and base units with roll edge work surfaces over. inset sink and drainer with mixer tap and tiled splashbacks. Spaces for oven, washing machine and fridge freezer. Breakfast bar with display cabinets above. Wall mounted 'Vaillant' combi boiler. Radiator and tiled floor. UPVC double window and door to the rear. Stairs to first floor.

Landing

Loft access. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

11' 10" x 9' 1" (3.61m x 2.77m)

A comprehensive range of fitted wardrobes. Radiator. UPVC double glazed window to front.

Bedroom 2

11' 9" x 8' 2" (3.58m x 2.49m)

Radiator. UPVC double glazed window to rear.

Bedroom 3

9' 9" x 8' 2" (2.97m x 2.49m)

Radiator. UPVC double glazed window to front.

Bedroom 4

9' 1" x 7' 6" (2.77m x 2.29m)

Radiator. UPVC double glazed window to rear.

Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

Tiled and fitted with a white suite comprising: panelled bath, pedestal wash basin and low level W.C. Radiator and vinyl floor. UPVBC double glazed window to side.

Front Garden

Laid to lawn with pathway to front and side of house.

Rear Garden

Fully enclosed by timber panel fencing with gated access to both the front and the rear of the property. The area is laid to paved patio and lawn with raised beds. Access to rear of Double Garage.

Double Garage

Two up and over doors lead to one open space. UPVC double glazed pedestrian door to the rear. Power connected.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: C



Floorplan

