

£215,000



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### Features

- A three double bedroom end stone terrace
- Vestibule & Hallway
- Spacious lounge & Sitting Room
- Fully fitted kitchen/diner
- Fully double glazed and gas central heating
- Three good sized bedrooms
- Modern three piece white bathroom
- Front and spacious rear garden with decking area
- Located on this popular road in Edenfield Village
- The house is within easy reach of the local shops, schools and is a short drive to the town centre and motorway network
- Freehold property
- This property must be viewed and is strictly by appointment only

### Summary of Property

\*\*\* A BRILLIANTLY SPACIOUS THREE DOUBLE BEDROOM STONE PROPERTY \*\*\* SOLD WITH NO ONWARD CHAIN \*\*\* TWO SPACIOUS RECEPTION ROOMS \*\*\*

Do not miss out on this fantastic opportunity, perfect for a growing family looking to make their move to a impressively well maintained and presented home, boasting an abundance of easily manageable indoor and outdoor living space. Located conveniently close to all local amenities, schools, commuter routes and network links. To the ground floor, the property briefly comprises; entrance hall providing access to two reception rooms. The second reception room features an open staircase to the first floor and allows access to the kitchen. To the first floor; landing with doors to three double bedrooms and a modern three-piece family bathroom. Externally, the property boasts an enclosed Indian paved patio, shed, stone chipped bedding, elevated decking seating area, gated access to the side alley for taking out bins and access to small outbuilding. To the front, slate chipped bedding and on-road parking for numerous vehicles. Viewing is highly recommended and is strictly by appointment only.

## Room Descriptions

### Ground Floor

#### Vestibule

UPVC double glazed front door.

#### Hallway

Central heating radiator, solid wood panel flooring, doors to two reception rooms.

#### Lounge

11'08 x 10'07 (3.56m x 3.23m) - UPVC double glazed front window, radiator, television point, solid wood panel flooring.

#### Sitting Room

16'2 x 15'2 (4.93m x 4.62m) - UPVC double glazed rear window, radiator, four feature wall lights, wall mounted electric fire, television point, solid wood panel flooring, stairs to first floor, door to kitchen.

#### Kitchen

11'5 x 10' (3.48m x 3.05m) - UPVC double glazed rear window, radiator, wood panel wall and base units, granite effect surfaces, electric oven, five ring gas hob, extractor hood, composite one and a half sink, drainer and spring mixer taps, space for fridge freezer, plumbing for washing machine and dryer, integrated dishwasher, enclosed boiler, part tiled elevations, tiled flooring, door to rear.

### First Floor

#### Landing

15'6 x 10'3 (4.72m x 3.12m) - Radiator, smoke alarm, doors to three bedrooms and shower room.

#### Bedroom One

16'2 x 9'6 (4.93m x 2.90m) - UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

12'7 x 9'2 (3.84m x 2.79m) - UPVC double glazed rear window, radiator and ceiling point.

#### Bedroom Three

11'5 x 10' (3.48m x 3.05m) - UPVC double glazed side window, radiator and ceiling point.

#### Bathroom

5'8 x 5'5 (1.73m x 1.65m) - UPVC double glazed frosted side window, radiator, three piece suite comprising of a pedestal wash basin, dual flush WC, paneled bath with shower head, loft access, part tiled elevations, tiled flooring.

### Outside

#### Yard

Enclosed yard with shed access, brick built outhouse with plumbing for washing machine, bedding areas and elevated decking. Gated access to the side.



