





Situated just a short walk from local schooling is this recently re-furbished home, a perfect first time buy or investment for buy-to-let, having been recently decorated throughout and with new carpets laid too. Offered for sale with no onward chain so you could be moved in before the end of the year!

Set up from the road, a small porch leads through into the lounge/dining room, which at one point would have been two separate rooms but opening this room up gives a fantastic space which could be used as a lounge/diner, or just a larger than average living room. To the front a bay window brings in lots of light and within the last 12 months a multi-fuel (wood & coal) burner has been fitted, a lovely

feature during the colder months.

The stairs lead from the dining area to the first floor with two storage cupboards beneath.

Through the dining room is the kitchen, which has been extended both to the rear and the side. Off to the side a lobby area leads to a downstairs cloakroom/WC. Within the lobby area is power and space for a tumble dryer. Having been modernised and extended, the kitchen now boasts a modern design with sleek white gloss cabinets, fitted appliances including a dishwasher, washing machine and electric oven, hob and extractor hood. There is also space for a large 'American style' fridge/freezer. Within the dining area a skylight has been fitted to bring in lots of light whilst there is also a door to the side leading out to the garden and

- Three-bedroom end of terrace home
- Situated within close walking distance of local schooling
- Large 180ft rear garden
- No onward chain

double doors leading into the conservatory. Of uPVC construction, to the rear of the house is a conservatory offering another reception room/garden room. A sliding door leads to the garden.

Upstairs are three-bedrooms and the family bathroom. To the front is the main bedroom, with the bathroom and a bedroom facing the rear overlooking the garden and another bedroom situated between the bathroom and main bedroom. The bathroom comprises a three-piece suite with a bath and shower above, WC and wash basin. Within the bathroom entrance area is a cupboard containing the Worcester combi-boiler, fitted in the last few years and maintained every year since. Off the landing there is a storage cupboard and loft access, via a fitted drop down loft ladder, with the loft space being partially floored with lighting, providing considerable storage space.

Outside the rear garden measures approx. 180ft and comprises a decked area adjacent to the rear of the house and kitchen, leading onto a patio area perfect for entertaining and outside dining, with a pathway which winds throughout the garden. Panel fencing provides the boundary to the garden. There is also a small lawned area with mature planting, shrubs and trees and three sheds to the bottom of the garden plus a summer house.





Ground Floor
Approx. 56.5 sq. metres (608.2 sq. feet)



First Floor
Approx. 38.6 sq. metres (415.1 sq. feet)



Total area: approx. 95.1 sq. metres (1023.3 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright WarnerGray.
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