





Boasting OVER 1000 SQ FT, this well-proportioned THREE BEDROOM SEMI-DETACHED property is offered for sale with NO UPPER CHAIN and is situated on a POPULAR ROAD close to excellent amenities and reputable primary and secondary SCHOOLS CATCHMENT.

Asking Price: £650,000

The property does require some modernisation, however offers a wonderful opportunity to extend (STTP) and refurbish to create a substantial family home.

Arranged over two levels, this fantastic property on the ground floor comprises of an entrance hall, living room, dining room, and kitchen which overlooks the fabulous mature rear garden. On the first floor, there are three good-sized bedrooms and a bathroom with separate WC. Externally the driveway provides off road parking with access to a useful garage. With both a front garden and a good size mature rear garden.





Entrance Hall

Living Room 4.16m x 3.41m (13'8" x 11'2").

Dining Room 3.41m x 3.32m (11'2" x 10'11").

Kitchen 2.54m x 1.93m (8'4" x 6'4").

Bedroom 1 4.28m x 3.31m (14'1" x 10'10").

Bedroom 2 3.35m x 3.10m (11' x 10'2").

Bedroom 3 2.30m x 2.10m (7'7" x 6'11").

Cloakroom

Shower Room

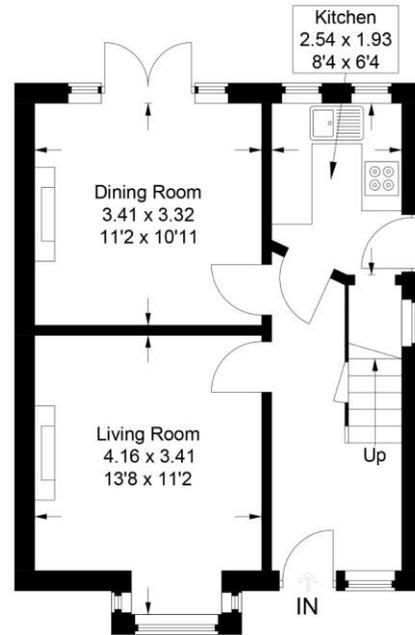
Shed 3.01m x 2.41m (9'11" x 7'11").

Garage 4.69m x 2.43m (15'5" x 8').

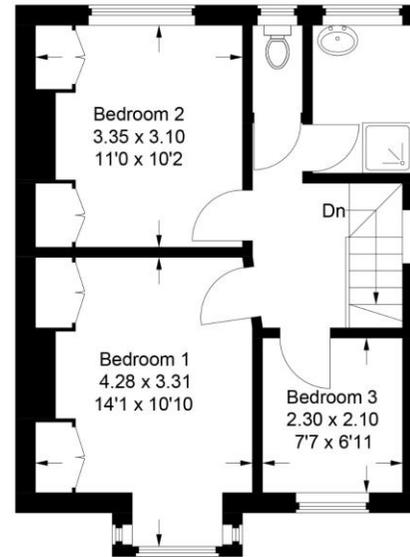




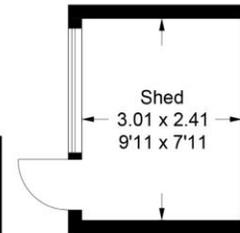
Approximate Gross Internal Area
 Ground Floor = 39.6 sq m / 426 sq ft
 First Floor = 39.6 sq m / 426 sq ft
 Garage / Shed = 18.7 sq m / 201 sq ft
 Total = 97.9 sq m / 1,053 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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