



MILLBROOK, LEAM LANE
OFFERS IN EXCESS OF £110,000





DESCRIPTION

NO CHAIN. A prime location on this very popular residential estate in Leam Lane. The property has been enhanced by the current vendors to include gas central heating and UPVC double glazing. A great location close to road links to the A184, primary and secondary schools in close proximity making this an ideal home for a growing family and also appealing to investors. The property has a spacious entrance hall, lounge, separate dining room, fitted kitchen. To the first floor there are three bedrooms to the first floor and a wet-room with electric shower and separate W.C. There garden to the front and a enclosed garden to the rear. This property certainly warrants an internal inspection.



ENTRANCE HALL

UPVC door which leads into the dining room.

LOUNGE

17' 11" x 12' (5.46m x 3.66m) Dual aspect UPVC windows, central heating radiators and stone surround with electric inset fire.



DINING ROOM

13' 06" x 9' 11" (4.11m x 3.02m) UPVC window, Central heating radiator, stairs leading to the first floor internal door leading to the kitchen.

KITCHEN

12' 05" x 10' 02" (3.78m x 3.1m) Fitted kitchen comprising with cream wall and floor units, Stainless steel sink with mixer tap, Electric oven with a gas hob

INNER HALL

UPVC entrance door leading out to the rear garden, central hearing radiator and dado rail.



DOWNSTAIRS W.C.

4' 05" x 4' 01" (1.35m x 1.24m) Fitted vanity sink with a stainless steel mixer tap. W.C. UPVC window, Upvc to the walls.

FIRST FLOOR

First floor landing

BEDROOM ONE

12' 02" x 10' 05" (3.71m x 3.18m) Spacious bedroom with fitted wardrobes, UPVC window



and central heating radiator.

BEDROOM TWO

12' 02" x 8' 08" (3.71m x 2.64m) UPVC window, central heating radiator and storage cupboard.

BEDROOM THREE

8' 10" x 7' 10" (2.69m x 2.39m) Single bedroom with UPVC window, central heating radiator and storage cupboard.

W.C.

5' 10" x 2' 06" (1.78m x 0.76m) Low Level W.C. and UPVC window to the side elevation.



WET-ROOM

5' 05" x 5' 05" (1.65m x 1.65m) Modern wet room with electric shower, UPVC window, towel radiator, UPVC cladding to the walls, and hanging white wash basin.

DISCLAIMER

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of error. For further information see the Consumer Protection from Unfair Trading Regulations.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements