



Quayfield Square Swinefleet DN14 8DG

£135,000

- Semi Detached House
- Three Good Sized Bedrooms
- Modern Dining Kitchen
- Integrated Cooking Appliances
- Spacious Conservatory
- Tiled Bathroom
- White Bath Suite & Shower
- Gardens & Parking
- No Onward Chain
- Cul De Sac Location

91 Pasture Road **T. 01405 780 666**
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Registered in England No 8047217 Registered Office: Suite One,
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PROPERTY SUMMARY

Housesetc Swinefleet- NO ONWARD CHAIN, semi detached house, THREE GOOD SIZE BEDROOMS, lounge with multi fuel stove, MODERN DINING KITCHEN, integrated cooking appliances, SPACIOUS CONSERVATORY, tiled bathroom, MODERN WHITE SUITE, shower & screen, GARDEN TO THREE SIDES, multi vehicle parking, uPVC DG, solid fuel central heating, CUL DE SAC POSITION.

ENTRANCE

UPVC front entrance door with double glazed opaque and leaded insert leads into

LOUNGE 12' 11" max x 19' 3" max (3.94m x 5.87m)
With feature alcove fire place and raised tiled hearth houses fuel burner, ornate plaster ceiling rows and contemporary ceiling mounted light, double central heating radiator, stairs rising to first floor accommodation, UPVC double glazed bay window to the front and UPVC double glazed window to the side, internal door leads into

DINING KITCHEN 7' 8" x 19' 2" (2.34m x 5.85m)
Fully fitted modern kitchen with a range of wall and base units finished in maple effect and matching food preparation surfaces and complimentary splash back tiling, space and plumbing for automatic washing machine and dryer, integrated electric oven and four ring electric hob, one and a half bowl resin sink with contemporary style mixer tap, timber effect laminate wood flooring, useful under stairs storage cupboard, central heating radiator, two UPVC double glazed windows to the rear, UPVC double glazed double doors opening into

CONSERVATORY 14' 4" x 11' 11" (4.37m x 3.65m)
Quality conservatory comprises of UPVC double glazed units with fitted bespoke vertical blinds set on brick base, benefits

from power and light, radiator, double glazed doors leading into garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Turning carpeted staircase with turn timber spindles and balustrade, UPVC double glazed opaque window to the side leads to landing with access to roof void, archway leads to inner lobby with two bespoke fitted storage cupboards, further internal doors leading off.

BEDROOM ONE 11' 3" x 9' 10" (3.43m x 3m)

Benefits from coving to the ceiling, ceiling mounted fan light, storage cupboard, double central heating radiator, UPVC double glazed window to the rear.

BEDROOM TWO 9' 5" x 10' 11" (2.88m x 3.34m)

Central heating radiator, UPVC double glazed window to the front with fitted venetian blinds.

BEDROOM THREE 8' 0" x 7' 10" (2.44m x 2.4m)

With integral storage cupboard, double central heating radiator and UPVC double glazed window to the rear.

BATHROOM 6' 0" max x 7' 9" max (1.85m x 2.38m)

Fully tiled bathroom with stainless steel ladder style towel radiator, electric extractor fan, fitted with contemporary while suite comprising dual low level flush W.C, vanity wash hand basin set-in double white high gloss unit with contemporary style mixer tap, panelled bath with fixed shower screen, mixer and contemporary style mixer tap, UPVC double glazed opaque window to the side with fitted blind.

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EXTERNAL

SIDE AND REAR

To the side of the property is a timber pedestrian access gate, concrete walkway into front garden with two independent lawn areas, shrub perimeter hedging and perimeter fence, to the rear of the property are timber vehicle access gates leading to extremely useful off-street parking area for two to three vehicles.

EPC

Energy Performance Rating: F

HEATING AND APPLIANCES

The Heating and any Appliances included (including Security Alarms where fitted) have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to Rights Of Way etc need to be confirmed.

TENURE

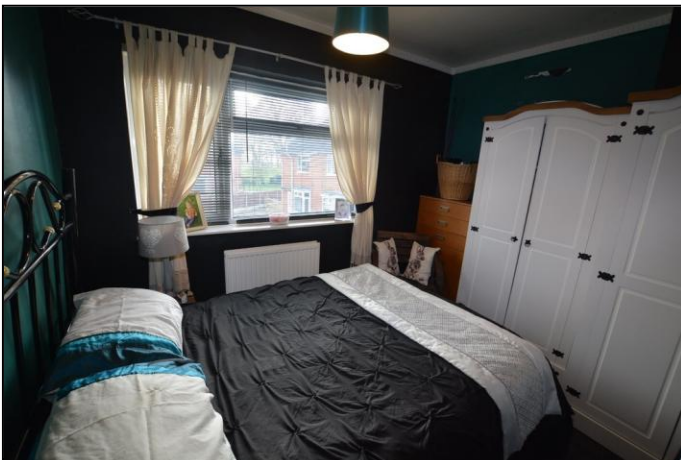
The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

LOCATION

On entering Swinefleet the property is located on the first right hand turning Quayfield Square, and is situated at the bottom right hand side of the cul de sac, which is clearly identified by our Housesetc for sale board.

Council Tax: A





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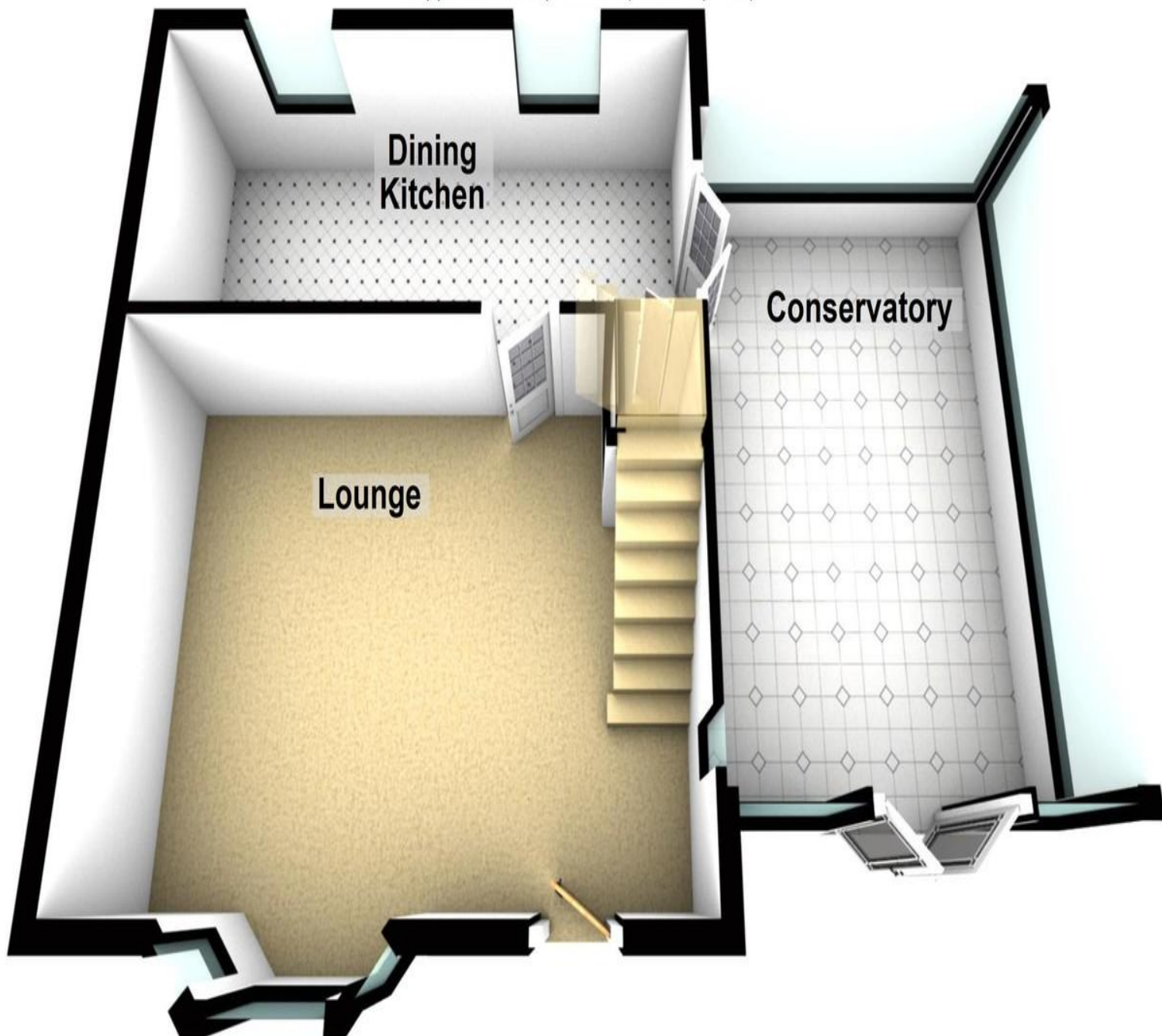
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Ground Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



Total area: approx. 90.0 sq. metres (969.1 sq. feet)

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First Floor

Approx. 35.9 sq. metres (386.7 sq. feet)

