



Carouse
Estate Agents 

WHITEMERE GARDENS, WARDLEY

£127,500





DESCRIPTION

Spacious family home located in Wardley. The property is conveniently located on the popular residential estate which is close to local bus and transport links. With off street parking to the front the property comprises of lounge, dining room, utility room and fitted kitchen. To the first floor there are three generous size bedrooms with a bathroom and separate W.C. An enclosed garden lies to the rear which is mainly set to lawn. Viewing comes highly advised.

ENTRANCE HALL

Stairs leading to the first floor, central heating radiator and UPVC entrance door.



LOUNGE

14' x 10' 9" (4.27m x 3.28m) Dual aspect UPVC windows, two storage cupboards, central heating radiator, laminate flooring, ceiling rose and the focal point of the room being a marble fire surround with gas fire.

KITCHEN

10' 11" x 7' 11" (3.33m x 2.41m) Wood effect wall and floor units with grey work tops, wall mounted central heating boiler, electric oven, electric hob, white composite 1 1/2 bowl sink unit with mixer tap, splash tiling, tiling to the floor, UPVC cladding to the ceiling, UPVC door to the garden.



DINING ROOM

11' x 8' 5" (3.35m x 2.57m) Located to the front of the property and having a UPVC window and central heating radiator.

UTILITY ROOM

10' 11" x 8' 10" (3.33m x 2.69m) Laminate flooring, central heating radiator and UPVC window.



FIRST FLOOR

Stairs leading to the first floor and loft access

BATHROOM

Panelled bath with electric shower over, pedestal wash basin with stainless steel mixer tap, UPVC window, central heating radiator, tiling to the floor, UPVC cladding, floor tiles, and partial tiling to the walls



SEPARATE W.C.

Low level W.C, UPVC window and tiling to the walls and floor.

BEDROOM ONE

14' 11" x 12' 6" (4.55m x 3.81m) Lovely dual aspect UPVC windows, central heating radiator and ceiling rose.

BEDROOM TWO

10' 11" x 10' 0" (3.33m x 3.05m) Located to the rear elevation and having a UPVC ceiling, UPVC window and central heating radiator.



BEDROOM THREE

11' 6" x 11' 6" (3.51m x 3.51m) Ceiling rose, central heating radiator and UPVC window.

EXTERNAL

To the front there is a drive to accommodate off street parking and low maintenance garden. To the rear of the property there is a sun decking area and lawn.

DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however





be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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

