



Stanley Road
Atherstone
£150,000

*** NO UPWARD CHAIN - IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT - 3 BEDROOMS ***. For sale with MARK WEBSTER estate agents is this larger than average traditional semi detached home that requires some cosmetic improvement but offers excellent potential. Early viewing is advised.

RECEPTION HALL

Having an opaque double glazed side entrance door, door to an under stairs storage cupboard and further doors to...

FRONT RECEPTION ROOM

14' 8" x 12' 2" (4.47m x 3.71m)

Double glazed window to front aspect and a double panelled radiator.

REAR RECEPTION ROOM

14' 9" x 12' 1" (4.5m x 3.68m)

Double glazed windows to rear and side aspects, laminated wooden effect flooring, double panelled radiator, door to the stairs leading off to the first floor landing and a further door to the kitchen.

KITCHEN

11' 8" x 8' 7" maximum (3.56m x 2.62m)

Double glazed windows to rear and side aspect, opaque double glazed side entrance door, tiled floor, fitted base and eye level units, roll edge work surfaces, space and point for a gas cooker with an extractor hood above, stainless steel sink, appliance spaces, tiled splash back areas, double panelled radiator and a door to the pantry.

PANTRY

4' 6" x 3' 7" (1.37m x 1.09m)

Double glazed window to side aspect, roll edge work top and a cold slab.

FIRST FLOOR LANDING

Opaque double glazed window to side aspect, access to the roof storage space and doors leading off to...

BEDROOM ONE

12' 2" x 11' 5" (3.71m x 3.48m)

Double glazed window to rear aspect and a single panelled radiator.

BEDROOM TWO

12' 3" x 7' 5" (3.73m x 2.26m)

Double glazed window to front aspect, single panelled radiator and a door to a useful over stairs storage cupboard.



BEDROOM THREE

9' 2" x 6' 10" (2.79m x 2.08m)

Double glazed window to front aspect and a single panelled radiator.

BATHROOM

8' 8" x 11' 9" maximum (2.64m x 3.58m)

Opaque double glazed window to side aspect, tiled floor, single panelled radiator, low level WC, pedestal wash hand basin, panelled bath, shower cubicle and a door to a storage area housing the combination central heating boiler.

TO THE EXTERIOR

The property has an enclosed rear garden with a paved patio, three tier stoned garden area and a higher level lawn with planted borders.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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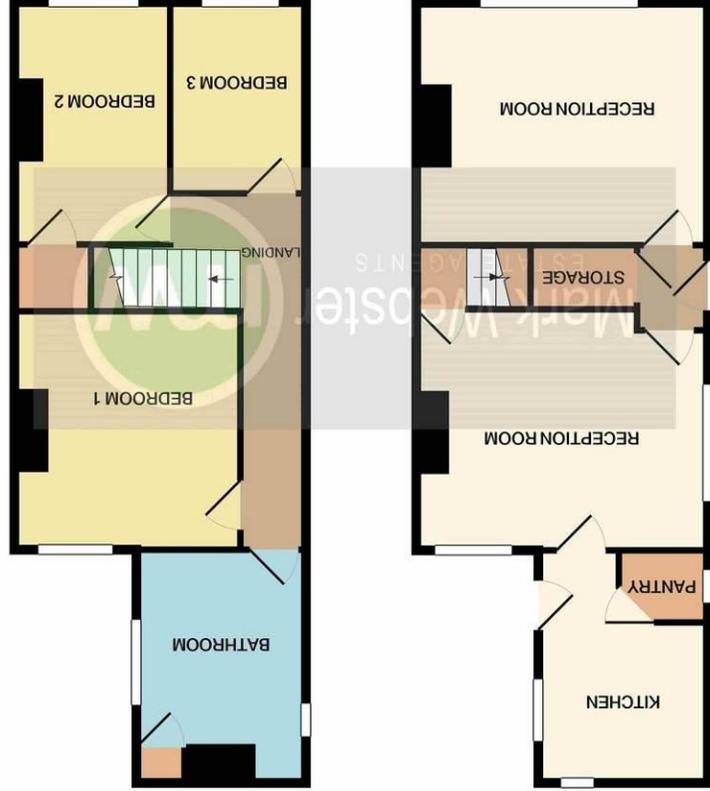
GROUND FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 973 SQ.FT. (90.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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