



75 Halton Road,

**OFFERS OVER  
£280,000**

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*homes*



Situated in an ideal location for families being within walking distance of Upton high school this spacious semi detached home which offers flexible accommodation with three/four bedrooms, two of which are to the ground floor. The property is approached by a composite double glazed entrance door leading to an entrance porch, spacious living room being over 18ft long, good sized dining kitchen with a range of cream laminate finished units, inner hallway with a ground floor bathroom with a three piece white suite, two good sized ground floor bedrooms, staircase to the first floor with two excellent sized double bedrooms with useful under eaves storage. There are gardens to both the front and rear with the rear garden being particularly private with a good sized detached garage and summerhouse.

#### ENTRANCE PORCH

Composite double glazed entrance door with wood effect laminate flooring.

#### LIVING ROOM

18' 10" x 11' 1" (5.74m x 3.38m) Feature fireplace with an inset feature stove, rustic laminate flooring.

#### DINING KITCHEN

14' 7" x 8' 8" (4.44m x 2.64m) Cream laminate finished base and drawer units with laminate work surfaces with





an inset sink and drainer with a mixer tap, metro style tiled splash backs, integrated electric oven, gas hob, plumbing for a washing machine, space for a fridge freezer, recessed spotlights, ceramic tiled flooring, UPVC double glazed door to the side of the property.

#### INNER HALLWAY

Continued ceramic tiled flooring, stairs to the first floor.

#### BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m) With a modern three piece white suite which includes a panelled bath with a glazed shower screen and "Triton" electric shower over the bath, chrome heated towel rail, continued ceramic tiled flooring.

#### BEDROOM TWO/DINING ROOM

11' 8" x 10' 3" (3.56m x 3.12m)

#### BEDROOM THREE

9' 8" x 7' 9" (2.95m x 2.36m)

#### FIRST FLOOR

#### BEDROOM ONE

14' 10" x 11' 3" (4.52m x 3.43m)

#### BEDROOM FOUR

11' 8" x 10' 3" (3.56m x 3.12m) With a good sized under eaves storage cupboard.

#### OUTSIDE

There is a paved driveway to the front leading to double timber gates with a lawned enclosed front garden with a summer house, the driveway leads to the single garage.

#### SINGLE GARAGE

18' 11" x 9' 6" (5.77m x 2.9m) With an up and over door to the front.

#### REAR GARDEN

The rear garden is particularly private with a paved patio, lawn and stocked borders.

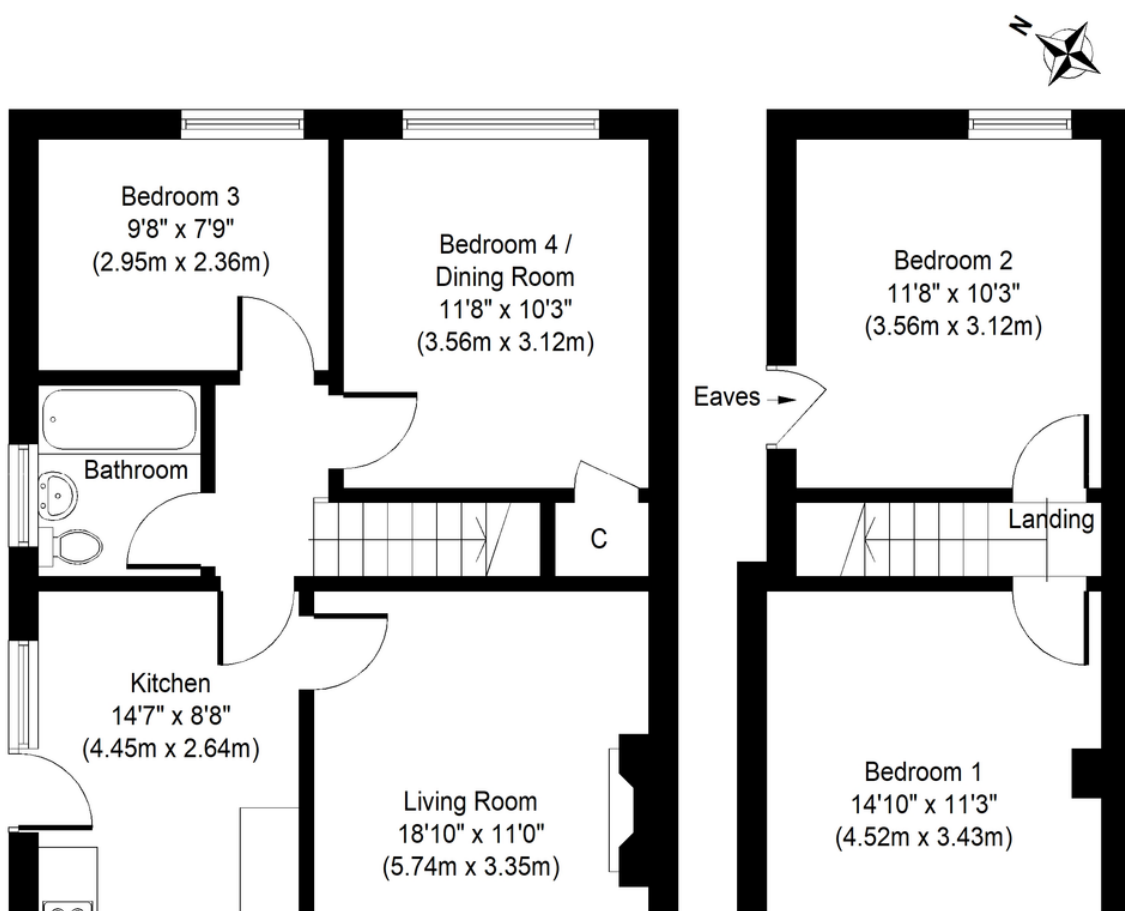
#### TENURE

The property is understood to be freehold.

#### VIEWINGS

Strictly By Appointment With Currans Homes.

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