



EMMA
HATTON
LTD

56 Clarendon Road

Offers In Region Of £525,000

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- Period 5 Bed Semi
- Lounge with Bay
- Dining Kitchen
- Dining Room with French Door
- 5 Double Bedrooms
- Family Bathroom
- Many Original features
- Extensive Cellars

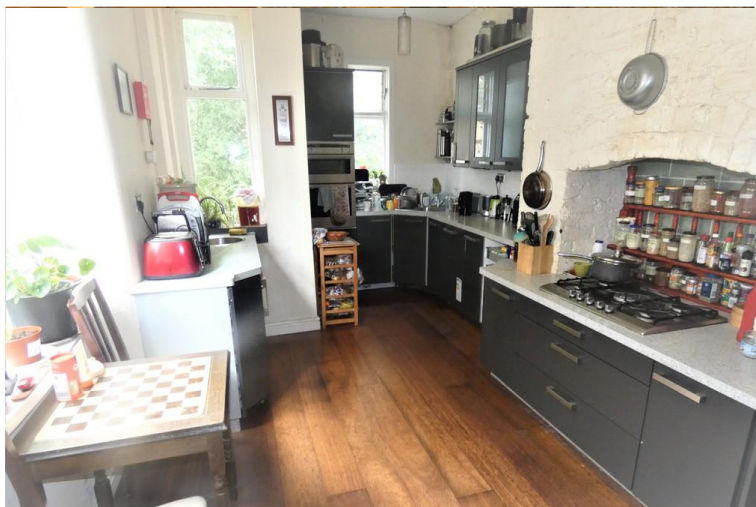
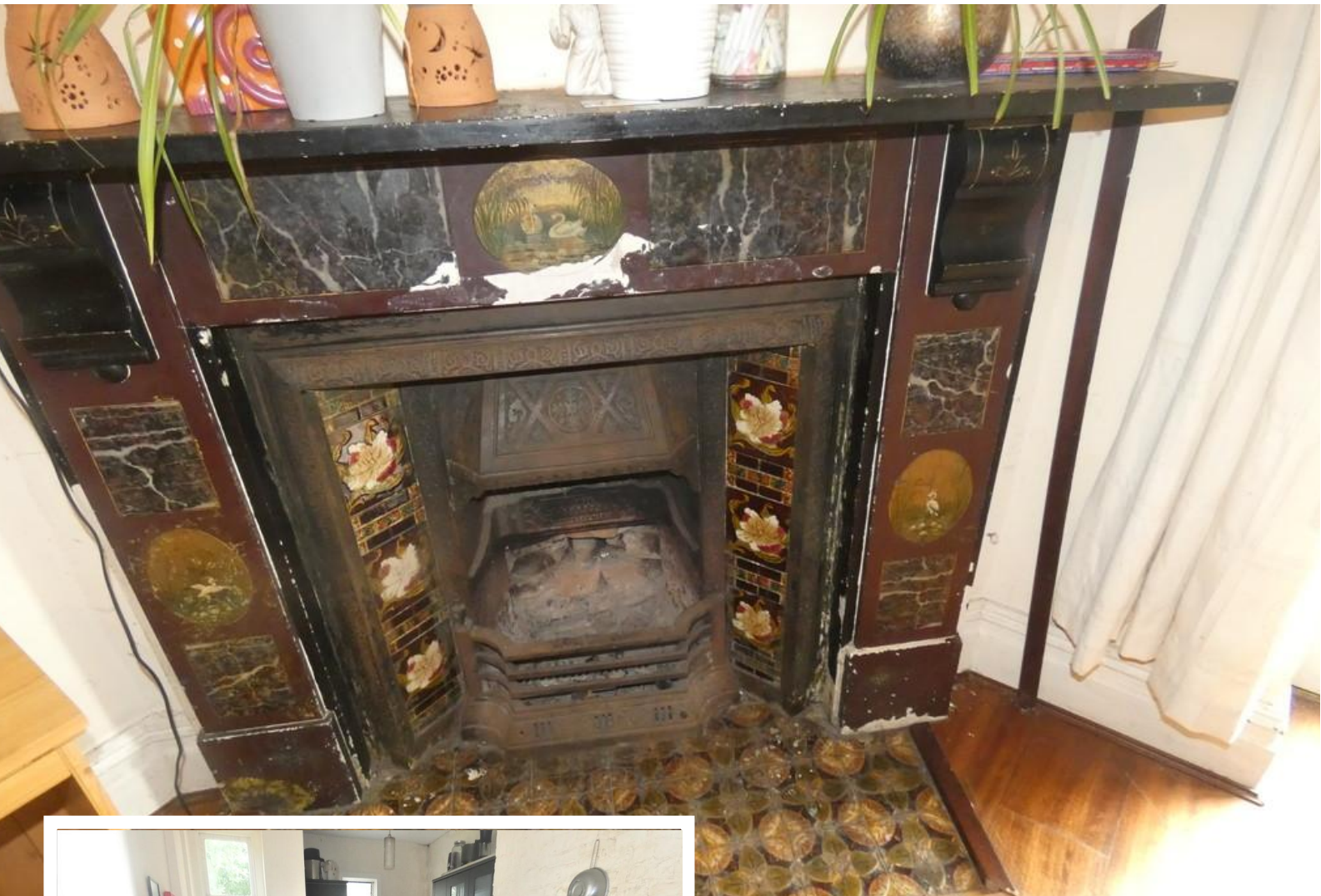
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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Property Description

Deceptively spacious 3 storey Period 5 DOUBLE bedroomed semi detached, retaining many original features this well planned accommodation briefly comprises reception hallway, downstairs W.C., lounge with Bay, Dining kitchen, Dining Room with French Doors providing access and delightful views to rear garden, to the first floor you will find 3 bedrooms and family bathroom and two further bedrooms on the second floor, extensive cellars, warmed by gas central heating and double glazed windows, front garden, larger than average established rear garden, well placed for good local schools and popular Alexandra Park close by with excellent transport links to City Centre/Media City/Airport, In need of cosmetic improvement, ideal for the growing family.

THE ACCOMMODATION BRIEFLY COMPRISES:

ENCLOSED ENTRANCE PORCH

RECEPTION HALLWAY

DOWNSTAIRS W.C.



LOUNGE: 19ft 2in (into bay) x 14ft 2in.

DINING KITCHEN: 18ft 9in (Max) x 9ft 6in.

DINING ROOM: 15ft 9in x 11ft 3in.

EXTENSIVE CELLARS

FIRST FLOOR LANDING

BEDROOM ONE: 19ft 2in (into bay) x 14ft 2in.

BEDROOM TWO: 13ft 2in x 11ft 11in.

BEDROOM THREE: 12ft 4in x 8ft 8in.

SECOND FLOOR LANDING

BATHROOM: 10ft 5in (Max) x 5ft 6in.

BEDROOM FOUR: 10ft 2in x 10ft 4in.

BEDROOM FIVE: 13ft 5in x 11ft 5in.

CELLARS: Extensive cellars with access to rear garden.

OUTSIDE: Front garden with side access via timber gate leading to an established larger than average rear garden screened by mature trees.

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