

FOR SALE



Swaffham Way, Bentilee

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £125,000


MARTIN&CO



Swaffham Way, Bentilee

3 Bedrooms, 1 Bathroom

Asking Price Of £125,000

- Semi Detached Family Home
- Three Bedroom
- Utility Room
- Kitchen/Dining Area
- First Floor Family Bathroom

HALL 13' 9" x 3' 0" (4.19m x 0.91m) Upvc double glazed frosted glass panelled door, dado rail, carpet

LOUNGE 16' 3" x 10' 5" (4.95m x 3.18m) Upvc double glazed window to the front elevation, dado rail, chimney breast, Adam style fire surround, TV aerial point, smoke alarm, central heating radiator, wood laminate flooring

KITCHEN 11' 6" x 11' 4" (3.51m x 3.45m) Upvc double glazed window to the rear and side elevations, range of base and wall units with worktops above, stainless steel 1 and 1/2 bowl sink, space and plumbing for washing machine, cooker and fridge freezer, part tiled walls, vinyl flooring

UTILITY AREA 8' 3" x 7' 11" (2.51m x 2.41m) Upvc double glazed glass panelled door to the rear elevation, Upvc double glazed window to the side, LLWC in white, central heating radiator, space for tumble dryer, vinyl flooring

STAIRS AND LANDING Smoke alarm, built in storage cupboard, coving, carpet to floor

BEDROOM 13' 9" x 8' 3" (4.19m x 2.51m) Upvc double glazed window to the rear elevation, central heating radiator, coving, carpet to flooring





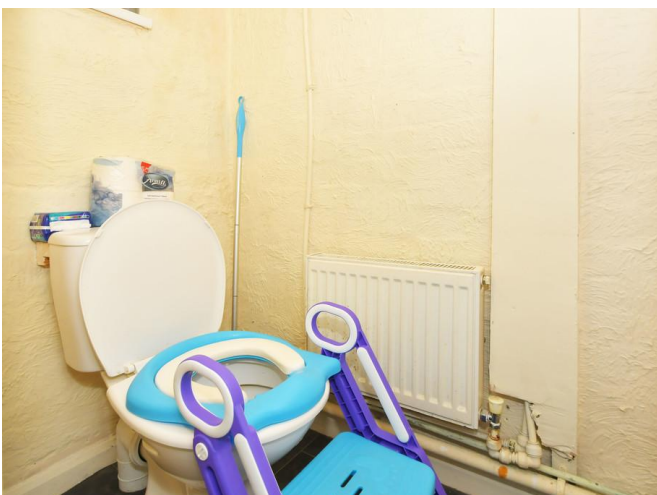
BATHROOM 8' 3" x 5' 5" (2.51m x 1.65m) Upvc double glazed window to the rear elevation, 3 piece suite in white with shower over with rail, central heating towel rail, loft access, vinyl flooring

BEDROOM 10' 5" x 8' 8" (3.18m x 2.64m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BEDROOM 10' 9" x 10' 5" (3.28m x 3.18m) Upvc double glazed window to the front elevation, central heating radiator, coving, carpet to floor


FRONT GARDEN Lawn area

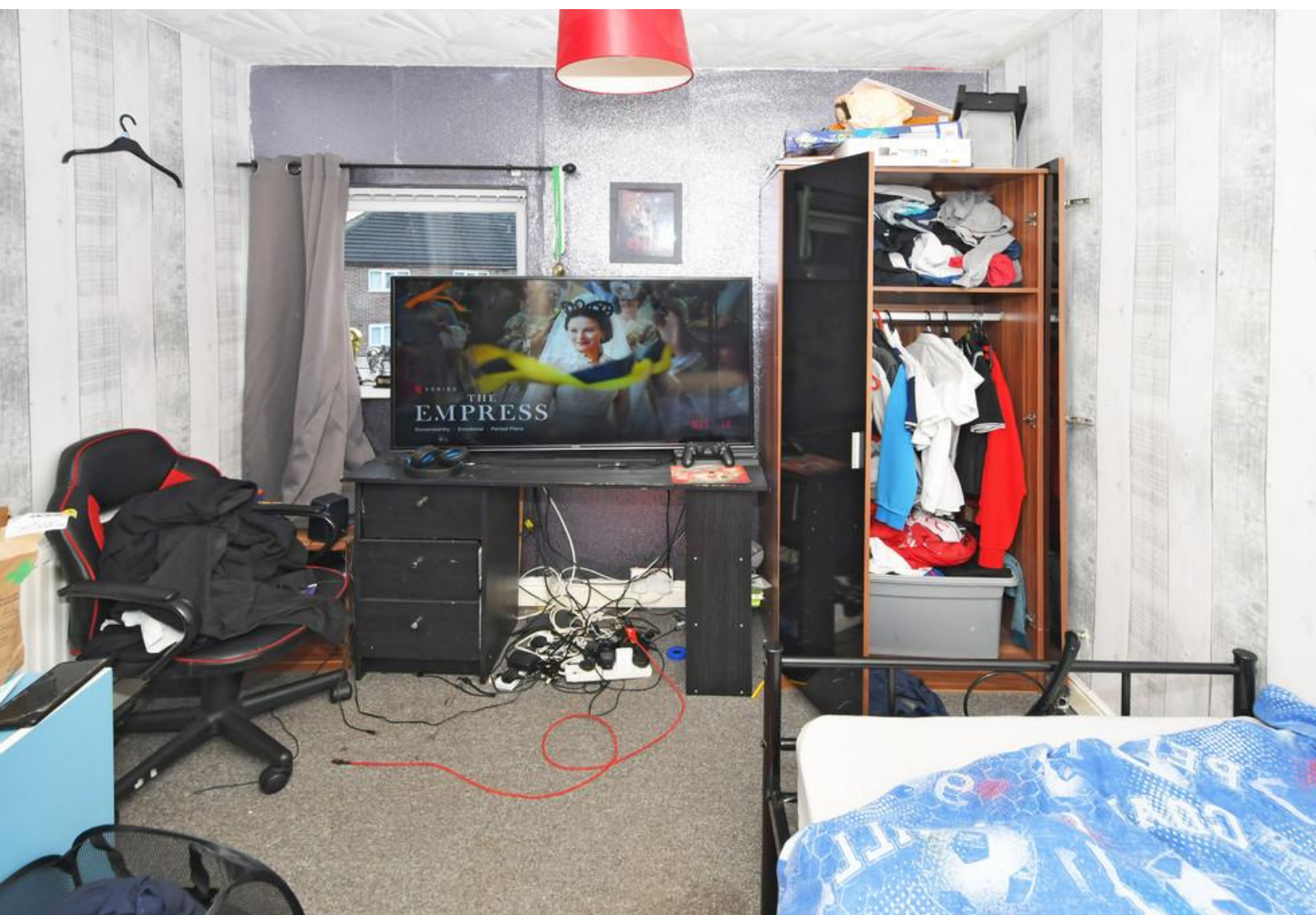
REAR GARDEN Paved patio area, Astro turf, enclosed by fence





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	





All measurements are approximate and for display purposes only

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