

ON HOLD



Uplands Croft, Werrington
Offers In Region Of £179,950


MARTIN&CO

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- 3 Bed Semi-Detached
- Full Modernisation Required
- Open Plan Lounge / Diner
- Front and Rear Gardens
- Driveway Parking

Martin & Co are delighted to offer to the market this three bedroom semi-detached home located in the desirable Werrington area. In need of modernisation throughout this property offers spacious

ENTRANCE PORCH 8' 8" x 3' 3" (2.64m x 0.99m) Single glazed porch with door leading to the entrance hall.

ENTRANCE HALL 13' 4" x 6' 9" (4.06m x 2.06m) Spacious entrance hall with doors leading to the open plan lounge/diner, kitchen, under stairs storage cupboard and stairs leading to the first floor landing.

LOUNGE/DINER 25' 5" x 12' 11" (7.75m x 3.94m) An open plan lounge diner with a single glazed window to the front and a single glazed window to the rear.

KITCHEN 9' 0" x 8' 8" (2.74m x 2.64m) with a single glazed window to the side elevation, door to utility room.



UTILITY ROOM 8' 2" x 7' 1" (2.49m x 2.16m) spacious utility room with single glazed windows to the side and rear elevations, doors leading to the rear garden, w/c and garage.

W/C 5' 1" x 2' 11" (1.55m x 0.89m)

LANDING 7' 7" x 6' 9" (2.31m x 2.06m) single glazed window to side elevation, doors to bedrooms and bathroom.

MASTER BEDROOM 12' 11" x 11' 0" (3.94m x 3.35m) A double bedroom with single glazed bay window to the front elevation.

BEDROOM TWO 12' 1" x 11' 0" (3.68m x 3.35m) A double bedroom with a single glazed window to the rear elevation.

BEDROOM THREE 9' 0" x 8' 5" (2.74m x 2.57m) A single bedroom with a single glazed window to the rear elevation.

EXTERNALLY Externally to property benefits from front and rear gardens with driveway parking and a single garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	8	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All measurements are approximate and for display purposes only

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