



 **3**  
Bedrooms

 **1**  
Bathroom







Warren Bradley Estates are pleased to offer for sale this extended 3 bedroom semi detached family home which is in need of internal modernisation located on Colin Crescent.

The property benefits from a large thru lounge, extension to the rear which houses a fully fitted kitchen, a dining room, front and rear gardens, garage, 3 bedrooms, large bathroom, double glazing and gas central heating.

An internal viewing is highly recommended.

**Entrance Hall** 4.00m x 1.96m (13.12ft x 6.43ft)

**Front Reception** 3.90m x 3.40m (12.80ft x 11.15ft)

**Rear Reception** 3.70m x 3.40m (12.14ft x 11.15ft)

**Dining Room** 2.70m x 1.90m (8.86ft x 6.23ft)

**Kitchen** 4.40m x 2.50m (14.44ft x 8.20ft)

**First Floor Landing** 2.60m x 1.80m (8.53ft x 5.91ft)

**Bedroom 1** 3.90m x 3.50m (12.80ft x 11.48ft)

**Bedroom 2** 3.70m x 3.50m (12.14ft x 11.48ft)

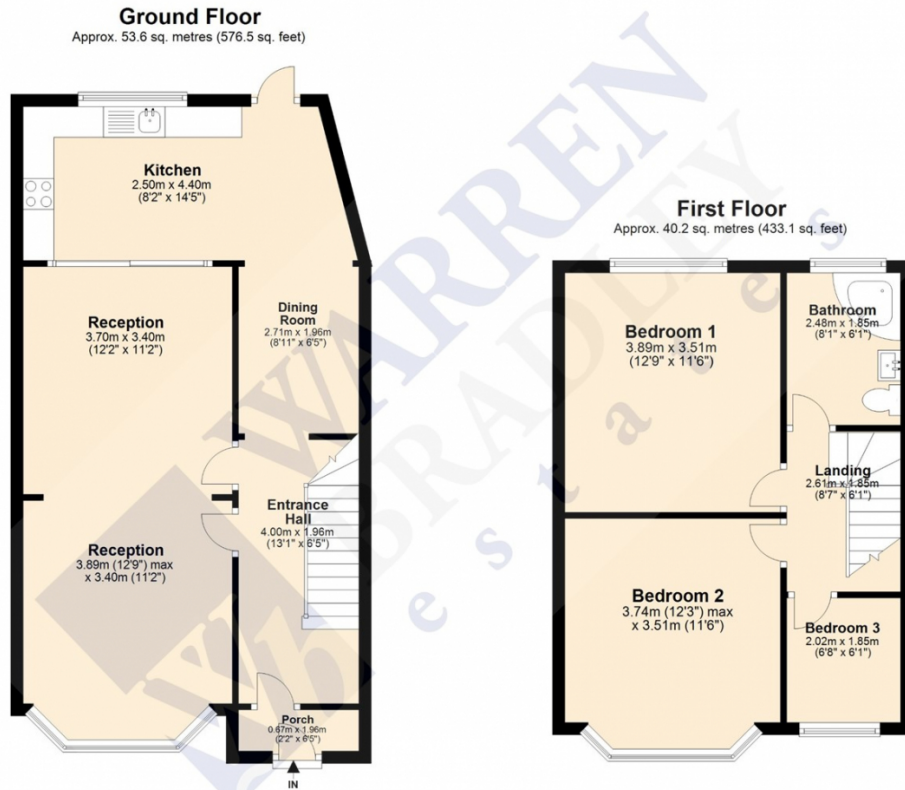
**Bedroom 3** 2.00m x 1.80m (6.56ft x 5.91ft)

**Bathroom** 2.40m x 1.80m (7.87ft x 5.91ft)

**Front Garden** 5.50m x 5.50m (18.04ft x 18.04ft)

**Rear Garden** 20.00m x 7.00m (65.62ft x 22.97ft)

**Freehold**



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

