



Asking Price £160,000

TENURE : FREEHOLD

Shirley Crescent, DN16

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

Generous corner plot

Off road parking and garage

Secure enclosed garden & sun terrace

Two reception rooms

Walk-in pantry

Ground floor WC

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Louise Oliver Properties welcomes to the market a three-bedroom semi-detached family home located to a generous corner plot, in a quiet cul-de-sac location. The property offers low maintenance fully enclosed gardens, with raised sun terrace accessible from the rear family room, single garage with roll top door entry, well-proportioned living areas to include two reception rooms, utility space in addition to galley style kitchen and ground floor WC. The first floor boasts a modern shower room with enlarged shower enclosure, and generous bedrooms. The location offers walking distance to a good range of amenities, including good local primary and secondary schools, and private nurseries. conveniences are located on foot including independent retail outlets, takeaway outlets, public house, and leisure services. The location offers a regular public bus service and is a short drive to retail parks and the national motorway network.

Briefly the property comprises of large front aspect uPVC double glazed porch to the main entrance with ample space for outwear storage, opening into entrance hall with additional built in storage features. The front aspect lounge offers bay fronted window, and gas fire with marble hearth. Moving to the rear of the property, and additional enclosed rear hallway serves as access to walk-in pantry store and opens to the galley style kitchen with a range of wood fronted wall and base storage, built in oven, grill and hob. And extended family room, offering ample floorspace to place family dining table and additional seating, with sliding rear external doors exiting to elevated wood terrace. In addition, the ground floor offers utility room, and WC. The first floor boasts a modern fitted shower room to include walk-in shower enclosure, and wet wall panelling. Sleeping accommodation offers two double bedrooms with built in wardrobe systems, and a third well-proportioned single bedroom. Externally the grounds benefit from low maintenance artificial lawn, and paving, and ample off-road parking space.

Council tax band: B

ENTRANCE

Entrance to the front aspect via large uPVC porch with full double glazed multi aspect windows, single uPVC door entry, and open brickwork. The porch open to the main entrance hall via aluminium obscure glazed door comprising carpeted flooring, radiator, stairs to first floor, built in shoe storage, and light to ceiling. Opening to the lounge and rear hallway.

LOUNGE *3.35m x 3.65m*

Front aspect lounge comprises of gas fire with marble hearth, front aspect bay uPVC window, carpeted flooring, radiator, and light to ceiling.

FAMILY ROOM *6.01m x 3.63m*

Extended rear family room offers space for additional seating and dining comprising of carpeted flooring, gas fire with marble hearth, radiator, rear aspect sliding double glazed door exiting to sun terrace, and lights to the wall.

KITCHEN *4.18m x 2.07m*

Galley style kitchen exits form the rear hallway boasting a walk-in pantry store with shelving, vinyl flooring, and light to the ceiling. The kitchen space comprises of wood fronted wall and base storage, composite sink and drainer, side aspect uPVC window and single stable door opening to courtyard, built in oven, grill, four ring gas hob, and over hob extractor unit, marble effect worktops, tiled flooring, plinth heater, space for under counter white goods, and light to ceiling. The kitchen opens to rear utility space featuring, tiled flooring, rear aspect uPVC window, space for freestanding white goods, gas combination boiler, light to ceiling, and opening to the ground floor WC.

WC

Comprising of tiled flooring, obscure glazed uPVC window, low flush toilet, and light to ceiling.

BEDROOM ONE *3.36m x 3.31m*

Double bedroom comprises carpeted flooring, front aspect uPVC window, radiator, four door slide to open wardrobe system with hidden dresser unit, and light to ceiling.

BEDROOM TWO 3.31m x 3.31m

Double bedroom comprising carpet flooring, built in eight door wardrobe system, built in under window vanity unit, radiator, rear aspect uPVC window, and light to ceiling.

SHOWER ROOM 1.87m x 2.28m

Modern fitted shower room comprises enlarged walk-in shower with electric shower unit, and wet wall panelling, vinyl flooring, pedestal hand basin, close coupled toilet, side aspect obscure glazed uPVC window, radiator, extractor unit, and light to ceiling.

BEDROOM THREE 2.40m x 2.28m

Single bedroom in current use as office space comprises, carpet flooring, front aspect uPVC window, radiator, and light to ceiling.

GARAGE 5.77m x 3.53m

Single garage with dual access to the front and rear, electric roller door access to the front aspect, mains power supply, and lights to the ceiling.

EXTERNAL

The property boasts a generous corner plot, benefitting ample off-road parking, with a combination of paved driveway, and low maintenance shingle to the front aspect. gated entry to the rear enclosed gardens, and secured perimeter. The rear garden boasts elevated wood decked sun terrace, low maintenance artificial lawn, rear block paved patio, security lighting, external water supply, and secured perimeter.

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