



ASKING PRICE OF £210,000
CROFT CLOSE
TWO GATES, B77 1BF





This is a spacious and well-presented mid terraced house located in a quiet position within this modern residential development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising lounge, kitchen/dining area, guest cloakroom, two bedrooms, bathroom, enclosed rear garden and allocated parking space.

The property is only a short distance away from local schooling, shopping amenities and commuter links and is offered with vacant possession and no chain.



- Mid Terraced house
- Two bedrooms
- Kitchen/dining area
- Cloakroom
- Lounge
- Double glazing
- Gas central heating
- Enclosed rear garden
- Freehold
- No Chain



ATTRACTIVE LOUNGE 12' 2" x 14' 1" (3.7m x 4.3m)

Approached via double glazed entrance door with double glazed window to the front, spindled turning staircase leading off the first-floor accommodation, two radiator and door leading through dining kitchen.

DINING KITCHEN 15' 3" max x 12' 1" (4.6m x 3.7 m)

Having a comprehensive matching range of high gloss wall and base units with work top surfaces over incorporating inset one and a half bowl sink unit with mixer tap and splash back surrounds, fitted gas hob with stainless steel splash back and extractor hood over, built-in Neff electric oven, space and plumbing for washing machine, cupboard housing gas central heating boiler, down-lighting, radiator, space for dining table and chairs, double glazed window to the rear, double glazed French doors giving access to the rear garden and door leading through to guest cloakroom.

GUEST CLOAKROOM

Having a white suite comprising low flush wc, pedestal wash hand basin with mixer tap and tiled splash back surrounds, radiator and extractor fan.



FIRST FLOOR LANDING

Approached via spindled turning staircase with opaque double-glazed window to the side, radiator, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 2" x 10' 6" (3.7m x 3.2m)

Having a range of fitted wardrobes, radiator and double-glazed window to the front.

BEDROOM TWO 10' 3" x 6' 6" min (3.1m x 1.9m)

Having useful built-in over stairs storage cupboard, radiator and double-glazed window to the rear.

BATHROOM

Being well appointed with a white suite comprising panelled bath with mixer and mains fed shower over, pedestal wash hand basin with mixer tap, low flush wc, complimentary tiling to walls, chrome ladder heated towel rail, down-lightings and extractor, opaque double glazed window to the rear elevation.

OUTSIDE TO THE FRONT

To the front the property occupies a pleasant cul de sac position and is set back behind a pathway and fore-garden. There is an allocated parking space and visitors parking.



OUTSIDE TO THE REAR

There is an attractive rear garden with full width paved patio, lawn and pathway with gated access to the rear.

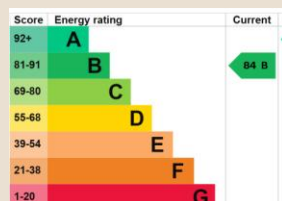
TENURE

The Agent understands that the property is Freehold. However, we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.



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Viewings strictly by appointment with the Agent.



If you are thinking of selling or renting your home, Preferential Properties would be pleased to provide a free, no obligation sales/rental valuation and marketing advice.

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