





## 59 Meadowcroft

Rhose

Stunning 2-bed semi-detached house, fully refurbished with 3 parking spaces. Modern design with 2 double bedrooms, stylish living room, and airy kitchen. Convenient 1st-floor shower room and WC. Enclosed rear garden. The property can be offered with no onward chain.

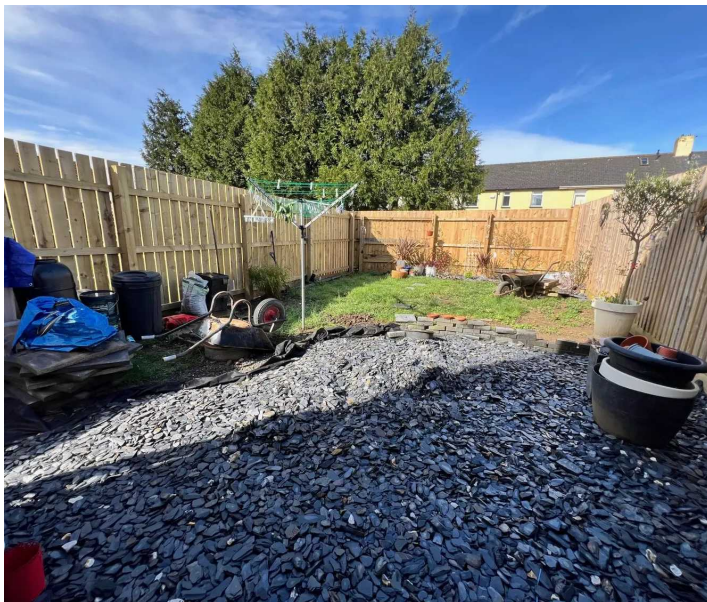
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- TOTALLY REFURBISHED THROUGHOUT
- TWO DOUBLE BEDROOMS BOTH WITH WARDROBES
- STYLISH LIVING ROOM WITH REAR FRENCH DOORS
- LIGHT & AIRY KITCHEN WITH APPLIANCES
- FIRST FLOOR SHOWER ROOM AND WC
- FRONT DOUBLE DRIVE & REAR SPACE TOO
- ENCLOSED REAR GARDEN
- EPC RATING IS TO BE CONFIRMED





### Living Room

17' 1" x 11' 7" (5.21m x 3.53m)

Accessed via a composite door from the side of the property, the living room is beautifully presented with a stylish ceramic tiled flooring and focal point of French uPVC doors leading out onto the enclosed rear garden. A dog leg carpeted staircase leads to the first floor. Radiator. Open door access leads through to the Kitchen.

### Kitchen

11' 7" x 8' 2" (3.53m x 2.49m)

A bright and airy very well appointed with white eye level and base units, which are complimented by modern worktops which have a one and a half bowl inset stainless steel sink unit with mixer tap over. Integrated appliances include a 4-ring induction hob with double electric oven and grill under plus a contemporary extractor over. Further integrated fridge and freezer plus washing machine. Front window plus column panelled doors give access to a handy understairs storage cupboard and also to a pantry style storage cupboard which in turn has a radiator and shelving. There is a concealed combi- boiler which fires the gas central heating. The flooring is a continuation of the ceramic tile from the living room. Radiator and space for breakfast table and chairs as required.



### Landing

A carpeted landing plus loft hatch with extendable drop-down ladder. Radiator. Column panel doors leading to the two double bedrooms and shower room/ WC.



### Bedroom One

11' 0" x 9' 9" (3.35m x 2.97m)

An immaculate carpeted double bedroom which has rear windows, radiator and a triple width wardrobe which are accessed via sliding column panel doors and are excluded from the dimensions of the room provided. Additional cupboard which houses over the stairwell which is ideal as an airing cupboard and also has a radiator in it.

### Bedroom Two

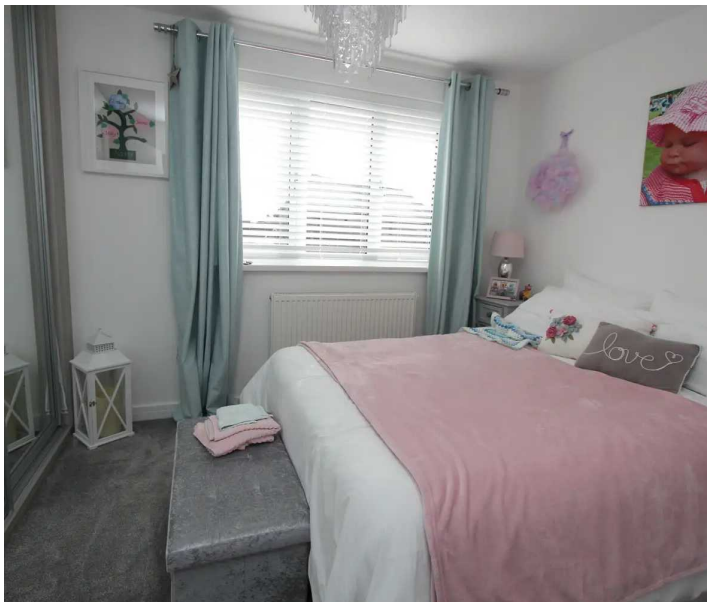
9' 8" x 8' 3" (2.95m x 2.51m)

A second carpeted bedroom, this time with a front window. Radiator. A triple wardrobe accessed via sliding mirrored doors which again are excluded from the dimensions of the room provided.

### Shower Room/ WC

6' 9" x 5' 7" (2.06m x 1.70m)

In pristine condition comprising a white WC, wash basin with a vanity cupboard under. Plus a larger than average quadrant style shower cubicle with a thermostatic shower inset, with rainfall style head and adjustable rinse unit. Easy wipe vinyl flooring plus ceramic tiled splashback and sill, with obscure side window. Radiator and extractor.





### FRONT GARDEN

Laid to stone chippings with side-by-side space for 2 vehicles.

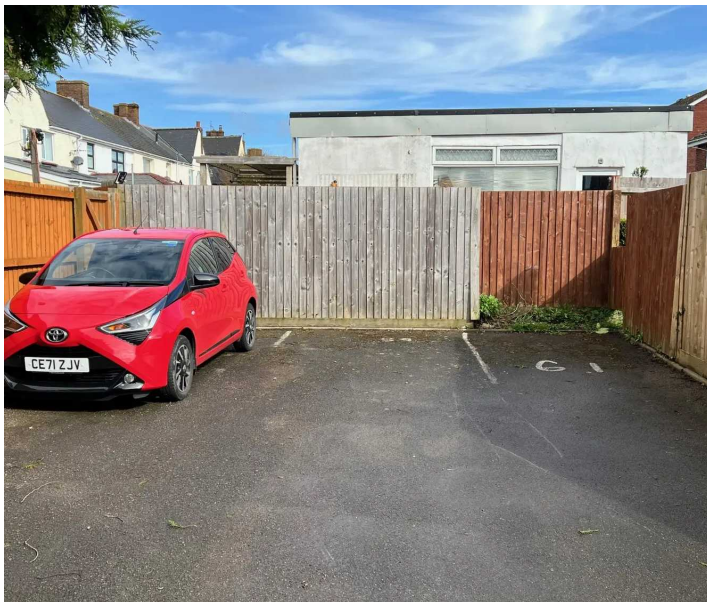
### REAR GARDEN

An enclosed rear garden which has areas of slate chippings and lawn. The rear garden is enclosed by timber fencing and has gated access to the side. NB\* The rear garden will be fully landscaped over the coming weeks.

### DRIVEWAY

3 Parking Spaces

Laid to stone chippings with side-by-side space for 2 vehicles. To the rear of the rear garden there is also an additional allocated parking space - the central 1 of 3 - and provides further parking for one vehicle.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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