

Mark  
Webster  
estate agents



Lister Road  
Atherstone  
£275,000

\*\*\* 4 BEDROOMS - TWO STOREY EXTENSION TO THE REAR - NO UPWARD CHAIN \*\*\*.  
For sale with MARK WEBSTER estate agents is this very spacious semi detached family home briefly comprising: Lounge, dining room, breakfast room, kitchen, four bedrooms, bathroom, boarded attic room and driveway to the front. Viewing is recommended to appreciate the size of the accommodation on offer.

## ENTRANCE HALL

Having an opaque double glazed entrance door with adjoining side screen, stairs leading off to the first floor landing, radiator and doors to...

## GUEST WC 7' 3" x 2' 4" (2.21m x 0.71m)

Opaque double glazed window to front aspect, single panelled radiator, low level WC, wash basin and tiled splash backs.

## BREAKFAST ROOM 12' 7" x 7' 0" maximum (3.84m x 2.13m)

Double glazed window to side aspect, useful under stairs storage area, double panelled radiator, access to the kitchen, opaque double glazed side door giving access to the side entry, glazed door to the dining room.

## DINING ROOM 10' 9" x 9' 9" (3.28m x 2.97m)

Double glazed sliding patio style doors leading out to the rear garden, double panelled radiator and an arched opening to the lounge.

## LOUNGE 13' 5" x 11' 10" (4.09m x 3.61m)

Double glazed window to front aspect and a double panelled radiator.

## KITCHEN 13' 5" x 8' 11" (4.09m x 2.72m)

Double glazed window to rear aspect, single panelled radiator, opaque double glazed side door leading out to the rear garden, tiled floor, range of base and eye level units, wooden effect roll edge work surfaces, eye level stainless steel double oven, 4 ring stainless steel gas hob with a stainless steel extractor hood above, appliance spaces and tiled splash back areas.

## SIDE ENTRY 23' 2" x 5' 0" maximum (7.06m x 1.52m)

Having a double glazed entrance door to the front of the property, tiled floor and a double glazed door leading out to the rear garden.

## FIRST FLOOR LANDING

Two double glazed windows to side aspect, door to a storage cupboard that houses the combination central heating boiler, single panelled radiator, access to the boarded and plastered attic room with folding wooden ladder, doors leading off to...

## BEDROOM ONE 11' 2" x 9' 4" (3.4m x 2.84m)

Double glazed window to front aspect and a single panelled radiator.



**BEDROOM TWO 12' 5" x 7' 9" minimum (3.78m x 2.36m)**

Double glazed window to rear aspect, single panelled radiator and a door to a useful storage cupboard.

**BEDROOM THREE 10' 8" x 9' 4" (3.25m x 2.84m)**

Double glazed window to rear aspect and a double panelled radiator.

**BEDROOM FOUR 8' 5" x 7' 10" (2.57m x 2.39m)**

Double glazed window to front aspect and a double panelled radiator.

**BATHROOM 6' 10" x 5' 5" (2.08m x 1.65m)**

Low level WC, pedestal wash hand basin, panelled bath with an electric shower over, tiled splash back areas.

**ATTIC ROOM 14' 8" x 9' 10" (4.47m x 3m)**

An excellent space that has been boarded and plastered with a double glazed skylight window to rear aspect.

**TO THE EXTERIOR**

To the front of the property there is a driveway providing off road parking. The rear garden is a good size being mainly laid to lawn with a paved patio.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX BAND:** B.

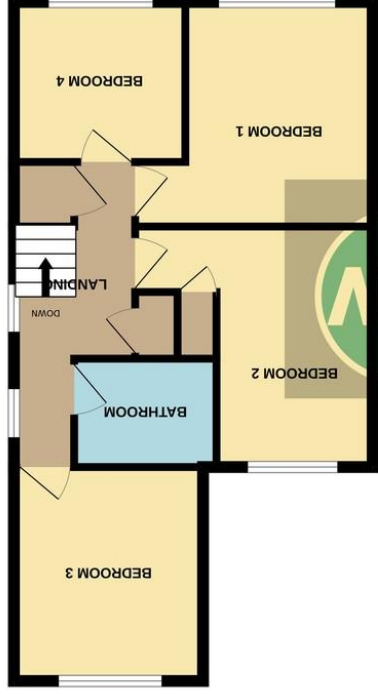
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131 Long Street  
Atherstone, Warwickshire  
CV9 1AD

www.markwebsterandco.co.uk  
01827 720 777

Mon – Fri: 9:00am – 5:30pm  
Sat: 9:00am – 4:00pm



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TOTAL FLOOR AREA: 1174 sq. ft. (109.1 sq.m.) approx.

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