

**FOR SALE**



**Mitchell Croft, Kilnhurst**  
**Guide Price £180,000**

  
**MARTIN & CO**



## Mitchell Croft, Kilnhurst

3 Bedrooms, 1 Bathroom

Guide Price £180,000

- Three bedrooms
- Drive and garage
- Generous size garden
- Popular development
- Dining kitchen

GUIDE PRICE £180,000 - £190,000. Welcome to Mitchell Croft, Kilnhurst, This beautifully presented three-bedroom semi-detached home is an ideal option for both first-time buyers and growing families. Its deceptively spacious layout makes it a must-see property.

Located conveniently for easy access to local amenities, this home offers a driveway and a garage, as well as a larger than average enclosed garden at the rear. As soon as you step into the property, you'll be greeted with an entrance hall featuring a stunning decorative tiled floor, which leads to the stairs taking you up to the first-floor landing.

The lounge is enhanced by its dual aspect windows, allowing an abundance of natural light to illuminate the room. The spacious dining kitchen is equipped with fitted wall and base units, along with a oven, hob, extractor and French doors that seamlessly open up to the rear garden. Additionally, there's a convenient downstairs w.c. for added functionality.

Moving up to the first floor, you'll discover three well-proportioned bedrooms. The master bedroom even offers wardrobes along one wall, providing ample storage space. The family bathroom showcases a



pristine white three-piece suite, giving it a fresh and modern feel.

Outside the property boasts a lovely front lawn garden accompanied by a drive at the side leading to the single garage. The enclosed rear garden is larger than average and features a paved patio area and a lawn, perfect for outdoor activities or simply unwinding and relaxing.

Don't miss out on the opportunity to turn this house into your dream home. Contact us today to schedule a viewing!

**ENTRANCE HALL** With a staircase rising to the first floor landing, door to the lounge, decorative tiled floor and front facing entrance door.

**LOUNGE** A superb size room which has dual aspect windows to the front, side and under stairs storage.

**DINING KITCHEN** Having a range of contemporary style wall and base units, wall units include extractor hood and concealed central heating boiler. Base units are set beneath contrasting worktops which include a single bowl sink, hob, oven, plumbing for washing machine, space for fridge freezer, tiled splash backs, rear facing window and rear facing French style doors which open onto the garden.

**CLOAKROOM** Having a white two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash backs and extractor fan.

**LANDING** With access to the loft space and spindled balustrade.

**BEDROOM ONE** A good size double bedroom with wardrobes to one wall and two front facing windows.

**BEDROOM TWO** A good size double bedroom with rear facing window over looking the rear garden.



**BEDROOM THREE** A good size single bedroom with decorative paneling to the walls and rear facing window overlooking the rear garden.

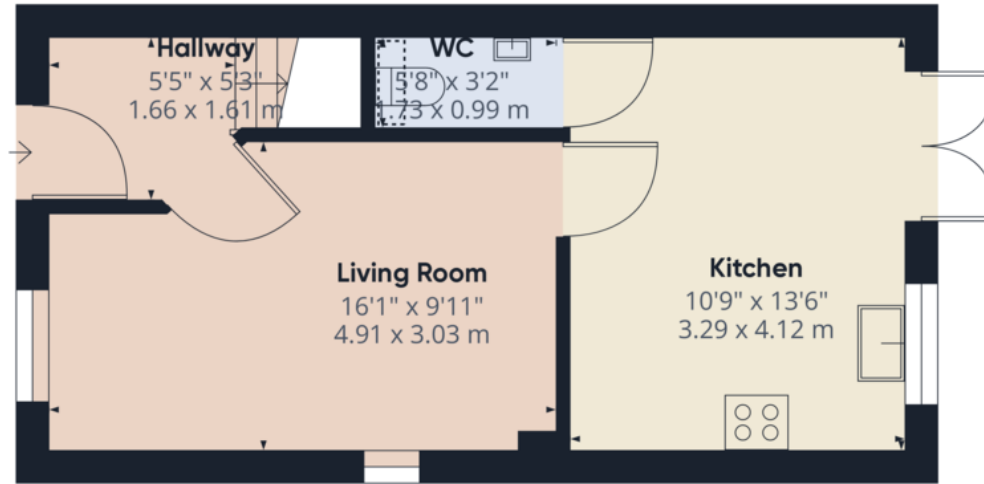
**BATHROOM** Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with rain head shower and shower above, tiled walls, tiled floor, extractor fan and side facing window.

**OUTSIDE** To the front of the property is a lawn garden. Drive to the side leading to the single garage which has a courtesy door to the garden. To the rear of the property is a larger than average garden with paved patio and lawn.

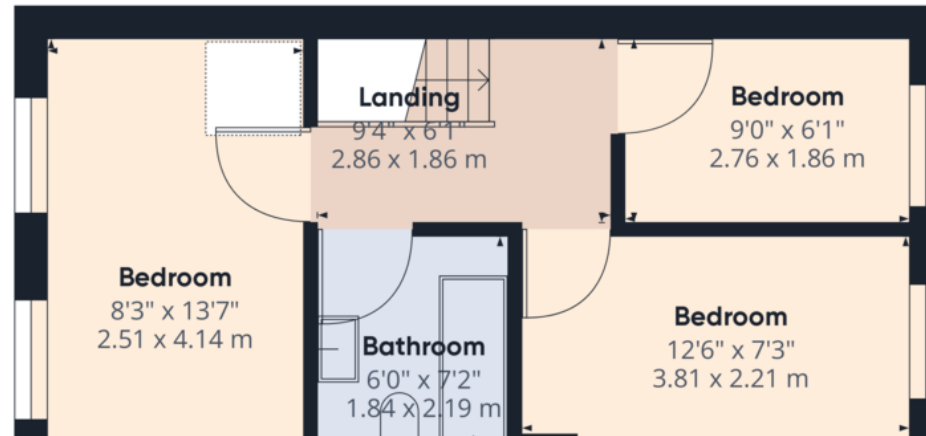


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Ground Floor



**Approximate total area<sup>(1)</sup>**

704.3 ft<sup>2</sup>  
65.43 m<sup>2</sup>

**Reduced headroom**

2.96 ft<sup>2</sup>  
0.27 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to

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