







Stonewell Crescent Whitestone

£279,950

\*\*\* FULL WIDTH EXTENSION TO THE REAR ~ READY TO MOVE INTO ~ DETACHED GARAGE ~ NO UPWARD CHAIN \*\*\*. Mark Webster estate agents are delighted to be able to bring to the market this very well cared for and beautifully situated two bedroom semi detached bungalow located in the desirable area of Whitestone. Viewing is essential.

## **ENTRANCE HALL**

Having an opaque double glazed entrance door, single panelled radiator, access to the roof storage space and doors leading off to...

# **LOUNGE**

14' 6" x 11' 2" (4.42m x 3.4m)

Double panelled radiator, feature fireplace with an inset coal effect gas fire, door to the kitchen and a square opening to...

## **DINING ROOM**

11' 10" x 10' 3" (3.61m x 3.12m)

Double glazed French doors leading out to the rear garden and a double panelled radiator.

## **KITCHEN**

17' 0" x 9' 7" maximum (5.18m x 2.92m)

Having double glazed windows to side and rear aspects, tiled floor, opaque double glazed side entrance door, double panelled radiator, wide range of cream gloss style kitchen units, roll edge work surfaces, appliance spaces, breakfast bar, tall larder style units, tiled splash back areas and a door to the guest WC.

# **GUEST WC**

7' 8" x 3' 8" (2.34m x 1.12m)

Opaque double glazed window to side aspect, tiled floor, low level WC, pedestal wash hand basin and a tiled splash back.

## **BEDROOM ONE**

13' 4" x 10' 7" (4.06m x 3.23m)

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

# **BEDROOM TWO**

9' 10" x 7' 10" (3m x 2.39m)

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







## **SHOWER ROOM**

7' 8" x 6' 4" (2.34m x 1.93m)

Opaque double glazed window to side aspect, tiled floor and walls, chrome towel radiator, low level WC, pedestal wash hand basin, good sized shower enclosure having a chrome mixer style shower, recessed ceiling down lights.

#### TO THE EXTERIOR

To the front of the property there is a block paved driveway providing off road parking with double opening gates to the side that lead to the rear detached garage. The rear garden is low maintenance having a block paved patio, stoned garden area and a variety of well established shrubs.

## **GARAGE**

15' 6" x 8' 2" (4.72m x 2.49m)

Having a up and overdoor, opaque double glazed side entrance door and window, power and light.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

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

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

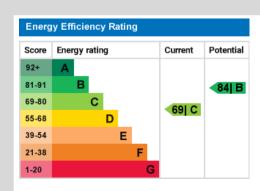
**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.









working order. While we endeavour to make our sales particulars reliable and not been tested and therefore no guarantee can be given that they are in COMPANY DISCLAIMER - All fixtures, fittings, appliances and services have

sale of the property. Photographs are for illustration only and may depict items not included in the accurate, measurements quoted are approximate and for guidance only.

inspection of the property prior to exchange of contracts. change in course of time, and any interested part is advised to make final to be implied from the photograph of the property. The sales particulars may Nothing concerning the type of construction of the condition of the structure is measurements themselves before committing themselves to any expense. must be considered incorrect. A buyer is advised to re-check the verified it. The measurements supplied are for general guidance and as such Buyers must assume the information is incorrect, until their own solicitors have Agent checked the legal status of the property or the validity of any guarantee. the buyer must assume the information given is incorrect. Neither has the working order, fit for their purpose or within ownership of the sellers, therefore apparatus, equipment, fixtures or services and so does not verify they are in Property Mis-description Act 1991 - The Agent has not tested any

loss other than when specific information has been requested. confirmation should be relied on. The Agent will not be responsible for any any verbal statement made by any member of staff, as only specific written specific written confirmation provided. The agent will not be responsible for upon any information from the Agent, then a request should be made and expenditure or other legal commitments. If any interested party wishes to rely solicitor or other professionals before committing themselves to any commit expenditure. An interested party should consult their own surveyor, only and should not be relied upon as a basis to enter into legal contract or to Misrepresentation Act 1937 - These details are prepared as a general guide

Mon – Fri: 9:00am – 5:30pm

777 027 72810 www.markwebsterandco.co.uk

**BEDBOOM T** 

LOUNGE

DINING BOOM

784 sq.ft. (72.9 sq.m.) approx. **GROUND FLOOR** 

CV9 1AD Atherstone, Warwickshire 131 Long Street

**SHOWER ROOM** 

**BEDROOM 2** 

KITCHEN









Sat: 9:00am - 4:00pm