





# 160 Egmanton Road, Meden Vale £150,000 | £895 PCM Freehold

THREE BEDROOM SEMI DETACHED HOUSE • NEWLY DECORATED AND CARPETED TO FIRST FLOOR • DINING KITCHEN AND LOUNGE • SHOWER ROOM WITH SEPARATE W.C • IDEAL LOCATION WITH OPEN FIELDS TO REAR















#### **Entrance hall**

7' 4" x 6' 1" (2.24m x 1.85m)

Access via a composite door to the front of the property, the welcoming entrance hall has wooden floor covering, stairs which rise to the first floor, central heating radiator and internal doors to the kitchen and lounge.

## **Living Room**

18' 5" x 10' 2" (5.61m x 3.10m)

A beautiful lounge having dual aspect UPVC double glazed windows to the front and rear elevations which provide the room with plenty of natural light. With Adams style fire surround siting as the central feature. There is wooden flooring, a central heating radiator, TV point and power points.

## **Dining Kitchen**

13' 4" x 12' 1" (4.06m x 3.68m)

A good sized dining kitchen perfect for entertaining, which offers a range of wall and base units with a work surface housing a sink and drainer with a mixer tap. A four ring electric hob with oven beneath and extractor above, space and plumbing for a washing machine. There is also an internal door to a large walk-in pantry area with huge potential to utilise further, a UPVC double glazed window provides views to the garden with a composite door providing access to the side elevation.

# **First Floor**

# Bedroom No 1

12' 7" x 11' 10" (3.84m x 3.61m)

A UPVC double glazed window to the front provides natural light to the room. This generous size double room also benefits from a central heating radiator, power point and brand new carpeted flooring.

#### Bedroom No 2

11' 9" x 10' 2" (3.58m x 3.10m)

Dual aspect UPVC double glazed windows flood the room with plenty of natural light, central heating radiator, power point and brand new carpeted flooring.

#### Bedroom No 3

10' 3" x 8' 9" (3.12m x 2.67m)

A generous sized room in our opinion, benefiting from a UPVC double glazed window to the rear with open field views, central heating radiator, power point and brand new carpeted flooring.

# **Shower Room**

5' 6" x 5' 3" (1.68m x 1.60m)

Comprising briefly of a sink unit with storage beneath, a mains fed shower cubicle, a UPVC double glazed window to the rear elevation, central heating radiator and separate WC.

# Separate WC

4' 11" x 2' 8" (1.50m x 0.81m)

Having a low flush WC and UPVC double glazed window to the rear aspect.

#### Outside

A lovely landscaped frontage with slate chippings and a central block feature. This area offers huge potential to create plenty of off-road parking as neighbouring properties have also done. There is a path which lead to the main entrance door and round to the rear garden. The rear garden is a generous size in our opinion, having open fields to the rear and a low maintenance paved patio and pebble garden with a brick built store with power and lighting, a shed which will also be included within the property sale. Furthermore, there is an outside tap and open access to the front.

# **Additional Information**

Council Tax Band: A

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A UPVC double glazed window to the front provides







# **Ground Floor**

Approx. 40.7 sq. metres (438.4 sq. feet)



# First Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



Total area: approx. 81.7 sq. metres (879.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.

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