



First Floor  
Approx 36 sq m / 391 sq ft



Approx Gross Internal Area  
72 sq m / 779 sq ft



£220,000

- THREE BEDROOMED END TOWNHOUSE
  - OFFERED FOR SALE WITH NO CHAIN
  - ENTRANCE PORCH
  - ENTRANCE HALL
  - LOUNGE
  - DINING ROOM
  - KITCHEN
  - THREE BEDROOMS & SHOWER ROOM
  - GARDENS FRONT & REAR
  - GARAGE





# Full Description

Offered for sale with NO CHAIN is this good-sized three-bedroom end to townhouse. Situated in a quiet location within walking distance of local schools, including the highly regarded BBG Academy, and close to bus routes and local amenities. The property is also just minutes from junctions 26 and 27 of the M62 motorway network, making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms and a shower room. Externally, there is a garage to the rear of the property, a good-sized lawned garden to the front with planted borders, and a low-maintenance paved garden to the rear.

## ENTRANCE PORCH

An external door leads into the entrance porch which has a door leading into the hallway.

## ENTRANCE HALL

A staircase leads to the first floor landing and doors lead to the lounge and kitchen.

## LOUNGE

11' 1" x 10' 0" (3.38m x 3.05m)

Featuring a fireplace with a gas fire and sliding doors lead to the dining room.

## DINING ROOM

11' 11" x 10' 0" (3.63m x 3.05m)

Featuring a wall mounted gas fire. A door leads into the kitchen.

## KITCHEN

11' 10" x 6' 9" (3.61m x 2.06m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink. Electric oven and gas hob with a built-in extractor over, plumbing for a washing machine and space for an under counter fridge. Useful built-in storage cupboard and a door leads out to the rear garden.

## FIRST FLOOR LANDING

Loft access point and doors lead to three bedrooms and the shower room.

## BEDROOM ONE

11' 0" x 10' 3" (3.35m x 3.12m)

Double room with fitted wardrobes and cupboards which provide plentiful storage.

## BEDROOM TWO

11' 11" x 9' 1" (3.63m x 2.77m)

Double room.

## BEDROOM THREE

Single room.



## SHOWER ROOM

6' 9" x 6' 1" (2.06m x 1.85m)

Fitted with a three piece white suite which comprises of a shower cubicle, wash basin and a W.C. Features include tiled walls, vinyl flooring and inset spotlights to the ceiling.

## EXTERIOR

To the front of the property there is a good sized lawned garden which features planted borders with a selection of mature plants and shrubs whilst to the rear there is a low maintenance paved garden and a garage.

## ADDITIONAL INFORMATION

Council tax band - B

Tenure - Freehold





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