

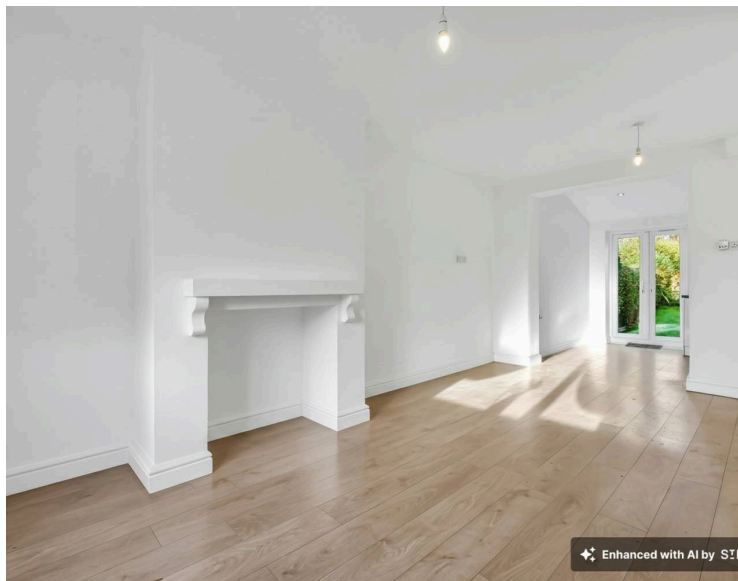
## 32 Gig Lane, Woolston

£250,000 Leasehold

2 bedroom semi detached house in sought after area • Heavily extended downstairs to create large lounge and additional reception room to use as dining room or playroom etc • Being sold with no onward chain • Driveway for 3 vehicles with potential to create further parking • Potential for additional extension (subject to planning) • 100ft long rear garden with open aspect to the rear • Catchment area for excellent schools and easy access to motorway • Walking distance to parade of shops including Tesco Express, takeaways and cafe







Welcome to this beautifully extended two-bedroom semi-detached home, nestled in a highly sought-after area and offering an exceptional blend of space, comfort and convenience.

This property impresses immediately with its generous driveway, comfortably accommodating three vehicles and offering scope for further parking (subject to requirements), making it ideal for busy households and visiting guests.

Inside, the ground floor has been thoughtfully and substantially extended, creating a large, inviting lounge that is perfect for relaxing or entertaining. An additional reception room provides wonderful versatility, serving equally well as a formal dining space, playroom or home office to suit your lifestyle needs. The property's flexible layout is complemented by the potential for further extension (subject to planning permission), allowing you to tailor this home to your future aspirations.

Upstairs, you will find two well-proportioned bedrooms, each offering a peaceful retreat at the end of the day, and a family bathroom.

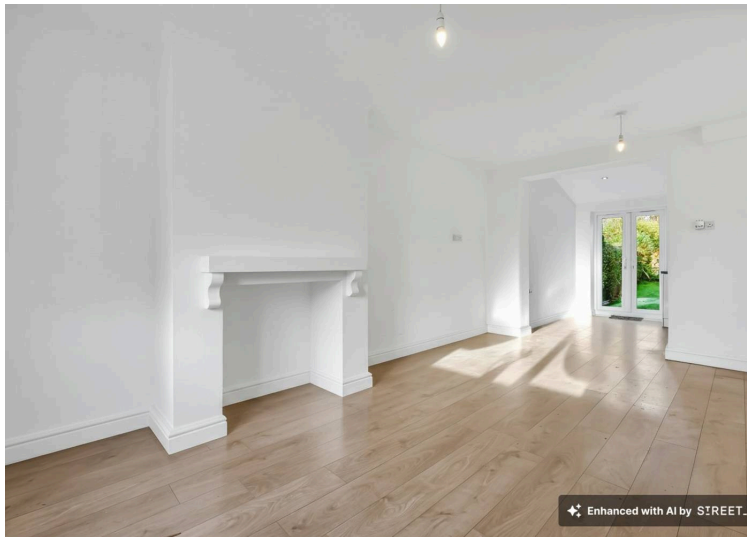
The rear of the property enjoys a delightful open aspect, with an impressive 100ft long garden that offers privacy and a sense of tranquillity, perfect for those who appreciate a serene outlook.

Families will appreciate the property's location in the catchment area for excellent local schools, ensuring a quality education is close at hand. Commuters will benefit from easy access to the motorway network, streamlining journeys to nearby towns and cities. Every-day convenience is on your doorstep, with a parade of shops within easy walking distance, including a Tesco Express, popular takeaways and a welcoming café (ideal for morning coffees or quick bites).

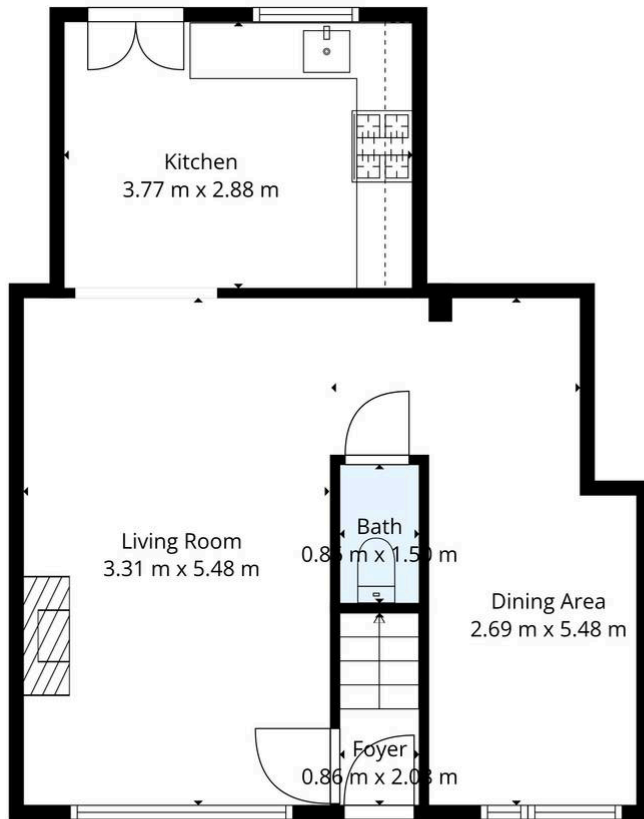
This charming home is being sold with no onward chain, allowing for a swift and hassle-free purchase process. It is offered on a leasehold basis with over 900 years remaining and a peppercorn ground rent. Don't miss the opportunity to secure this spacious, well-located property that perfectly balances generous living space with future potential.



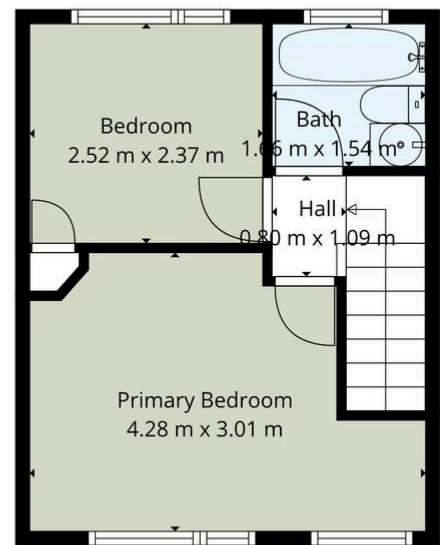








1st Floor



2nd Floor



**TOTAL: 69 m2**  
 1st floor: 46 m2, 2nd floor: 23 m2  
 EXCLUDED AREAS: WALLS: 8 m2

The Floor Plans Above Are The Property Of Infinite Property Ltd And Are Subject To, And Are Protected By, Copyright And Trademark Laws