



145 Hinckley Road, Laffak

£139,950

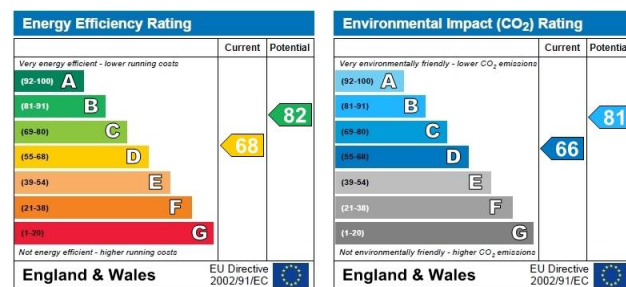
Having recently undergone a full refurbishment and is offered for sale with NO ONWARD CHAIN, this beautifully presented and deceptively spacious 3/4 bed roomed semi detached property is located in a sought after location and is offered for sale with no onward chain.

The accommodation briefly comprises- entrance porch, bright and spacious 'open plan' lounge with dining room, brand new (2016) kitchen, conservatory, ground floor sitting room/fourth bedroom and to the first floor- three lovely bedrooms and a superb modern bathroom.

The property has brand new (2016) UPVC double glazing, Rock front door and has been re plastered throughout.

Outside to the rear, the garden is not overlooked and to the front there is parking for two vehicles. Local amenities, schools and A580 are all close by making this an ideal family home.

Energy Efficient Rating & Environmental Impact (CO2) Rating



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The property briefly comprises:

Ground Floor Entrance

Via a brand new rock door into the:

Entrance Porch

With brand new UPVC double glazed window, brand new decor with inset spotlights to the ceiling and brand new carpet. From here modern panel doors in gloss white finish open to access the open plan lounge/dining room and the garage conversion room which has been used as a fourth bedroom or a children's playroom.

Lounge/ Dining Room (23' x 11') 7.01m x

A beautifully presented room with brand new decor and carpet to the lounge area. To the front is a brand new modern wall mounted electric fire, the room also has twin and single panel radiators and to the front a UPVC double glazed window. The room has two further modern panel doors both in gloss white, one to the inner hallway to an enclosed staircase which leads to the first floor and one which leads to the kitchen at the rear. Also to the rear of this room patio doors open to access the:

Conservatory (9' x 8') 2.74m x 2.44m

Quite a large conservatory with tiled floor, single panel radiator and lovely garden outlook with french doors opening to access the garden.

Kitchen (10' x 8') 3.05m x 2.44m

A superb brand new modern kitchen with a good range of wall and base units with a gloss finish. The kitchen has an integrated fridge and freezer, brand new oven and four burner gas hob. There is also brand new flooring, UPVC double glazed window with a lovely outlook of the garden and a UPVC double glazed and panel door, also brand new opens to access the garden.

First Floor Landing

A bright and sunny galleried landing with UPVC double glazed window to the side, new decor, carpet, loft access and modern panel doors in a gloss white finish open to access three good sized bedrooms and a lovely modern bathroom.

Bedroom One (front) (11' x 11'8) 3.35m x

A beautifully presented room with brand new modern decor, carpet, UPVC double glazed

window and single panel radiator.

Bedroom Two (rear) (11' x 10'10) 3.35m x

Again, a beautifully presented room with modern decor, carpets, single panel radiator, UPVC double glazed fire escape window to the rear with a lovely garden and tree lined outlook.

Bedroom Three (front) (8' x 8') 2.44m x 2.44m

A larger than average third bedroom with UPVC double glazed window to the front, modern decor and is heated by a single panel radiator.

Bathroom

A superb modern bathroom with contemporary UPVC panelling to surround, a modern three piece suite in white with a Mira Zest electric shower over the bath. To the side there is a brand new UPVC double glazed window, a twin panel radiator and a really useful and good sized in built storage cupboard.

Outside (front)

With a double paved driveway and lawn garden area with a pathway down to the side where a wooden gate opens to access the rear garden.

Outside (rear)

With a beautiful backdrop, this private garden has a large paved patio and is mainly low maintenance with established borders to include a nice variety of mature plants bushes and shrubs. There is also a very useful large modern potting shed to the rear.

COMPILED ON: 08.06.16

POST CODE: WA11 9JX

TENURE: Believed to Freehold

(Information is for guidance only and has been provided by the Seller. We are awaiting confirmation from the Sellers Solicitor)

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