



- FAMILY HOME
- THREE BEDROOMS

Entrance Hall

Entrance via UPVC double glazed door, laminate flooring, radiator, stairs to first floor and dining rooms, storage cupboard.

Cloakroom

UPVC double glazed window to rear, tiled flooring, radiator, low level w.c., vanity wash hand basin, coving.

Lounge 3.61 x 5.76 (11'10" x 18'11")

UPVC double glazed window to rear, french doors to conservatory. Laminate flooring, radiator, telephone and tv point, modern electric fire, coving.

Conservatory 4.84 x 2.29 (15'11" x 7'6")

UPVC double glazed conservatory with patio doors to garden.

Dining Room 2.68 x 3.60 (8'10" x 11'10")

UPVC double glazed window to front of property, laminate flooring, radiator, under stairs storage

Kitchen 4.55 x 2.52 (14'11" x 8'3")

UPBV double glazed window to front and rear of the property, tiled flooring, radiator, range of eye level and base storage units, roll edge laminate work surfaces, stainless steel, one and a half bowl, single drainer with mixer tap over, gas hob with electric oven, extractor hood, plumbing for washing machine, built in fridge freezer.

First Floor Landing

UPVC double glazed window to front aspect, laminate flooring, doors to bedrooms 1,2,3 and bathroom.

Bedroom One 3.71 x 2.96 (12'2" x 9'9")

UPVC double glazed window to rear of property, radiator, laminate flooring, built in wardrobes.

Bedroom Two 2.83 x 2.91 (9'3" x 9'7")

UPVC double glazed window to rear of property, radiator, laminate flooring, built in wardrobes, access to loft space.

Bedroom Three 2.70 x 2.50 (8'10" x 8'2")

UPVC double glazed window to front of property, radiator, laminate flooring.

Bathroom

UPVC double glazed window to side aspect, tiled flooring, heated chrome towel rail, panelled bath with shower over, pedestal wash hand basin, low level w.c., part tiled walls, extractor fan, shaver point.

To Front

Off road parking for several cars. Mainly laid to lawn and block paving.

To Rear

- LARGE FRONTAGE
- GARDEN

Mainly laid to lawn with patio area.

Energy Performance Certificate

Available upon request.

Date Created

16/08/2019

Agents Note

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or

- CONSERVATORY
- TWO RECEPTION ROOMS

otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

DIRECTIONS

For Sat Nav Purposes GL3 1EB

