



**Swale Road, TS20 1BY**  
**3 Bed - House - Semi-Detached**  
**Offers In Excess Of £90,000**

An exceptionally well presented three bedroom semi detached house which is situated within a 10 minute walk of Norton High Street with its excellent range of amenities and facilities. It is also close to local bus routes and local primary schools. The property briefly comprises of entrance hallway, lounge, dining/family room, kitchen, landing, three bedrooms, and bathroom/WC. The property has a modern kitchen and bathroom in addition to a block paved driveway to the front and a well maintained and spacious garden to the rear. The property benefits from gas central heating, uPVC double glazing and in our opinion, viewing is highly recommended as it would be ideal for first time buyers, young families or rental investors.



**ROBINSONS**  
 SALES • LETTINGS • AUCTIONS • SURVEYS

**Swale Road, TS20 1BY**

### ENTRANCE HALLWAY

Via uPVC double glazed entrance door with stairs leading to landing, single radiator, built-in storage cupboard and doors leading into lounge, dining room/family room and kitchen.

### LOUNGE

12'7 x 11'9 (3.84m x 3.58m)

uPVC double glazed French doors leading to rear garden, double radiator, laminate flooring and feature gas fire.

### DINING/FAMILY ROOM

11'9 x 11'9 (3.58m x 3.58m)

uPVC double glazed bay window to front elevation, single radiator and laminate flooring.

### KITCHEN

11' x 7'11 (3.35m x 2.41m)

A fitted kitchen with a range of wall, floor and drawer units incorporating a gas hob with built-in electric oven, worktop with inset stainless steel sink unit, mixer tap and single drainer, plumbing for washing machine, integrated fridge/freezer, uPVC double glazed window to rear elevation, uPVC double glazed door leading to side access, integrated fridge and freezer and integrated dishwasher.

### LANDING

Which is approached via stairs from entrance hallway with doors leading to three bedrooms and bathroom/WC, access to loft which is part boarded and uPVC double glazed window to front elevation.

### BEDROOM 1

12'8 x 8'7 (3.86m x 2.62m)

uPVC double glazed window to rear elevation, single radiator and fitted sliding part mirrored wardrobes.

### BEDROOM 2

11' x 9'8 (3.35m x 2.95m)

uPVC double glazed window to front elevation and single radiator.

### BEDROOM 3

9'1 x 8'10 (2.77m x 2.69m)

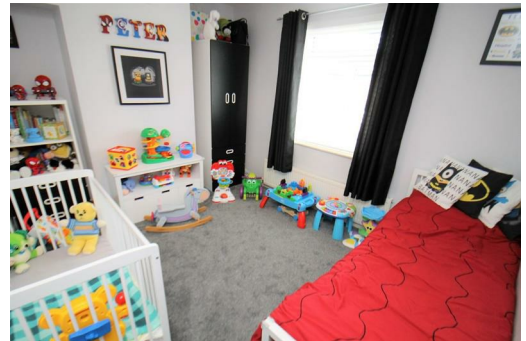
uPVC double glazed window to rear elevation and single radiator.

### BATHROOM/WC

Suite comprising of bath with over bath shower and splash screen, wash hand basin with mixer tap, low level WC, chrome heated towel rail, two uPVC double glazed windows to side elevation and wall to wall ceramic tiling.

### OUTSIDE

To the front there is a block paved driveway which provides ample on site parking which is enclosed by timber fencing. There is a footpath to the side which leads via timber gate into the rear garden. The rear garden has a good size Indian stone paved area and two laid to lawn areas which is enclosed by



Swale Road



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS