



Travellers Gate, TS25 5TD
3 Bed - House - End Terrace
Offers Over £104,950

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***** WAS £110,000 *** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A three bedroom end terraced property occupying a pleasant cul de sac position with the benefit of gardens to three sides, drive and garage. The home would make an ideal purchase for a first time buyer, young family or possible investment opportunity and features a modern kitchen and bathroom. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor and access to both the lounge and kitchen, the generous lounge offers ample space for seating and dining whilst incorporating patio doors to the rear garden. The kitchen is fitted with modern white gloss units to base and wall level and includes a built-in oven, hob and extractor with space for fridge/freezer and washing machine. To the first floor are three bedrooms and the family bathroom which features a three piece white suite and chrome fittings. Externally is a low maintenance front garden with a driveway providing useful off street parking, whilst leading to the garage. The enclosed side and rear gardens enjoy a good degree of privacy with lawn and patio area. Travellers Gate is situated off Loyalty Road and within close proximity of local schools and amenities.





GROUND FLOOR

ENTRANCE HALL

9'10 x 5'10 (3.00m x 1.78m)

Accessed via uPVC double glazed entrance door, spindled staircase to the first floor, access to both the reception room and the kitchen.

LOUNGE

15'5 x 14'8 (4.70m x 4.47m)

A spacious lounge offering ample seating and dining space, whilst incorporating uPVC double glazed patio doors to the rear garden, useful under stairs storage cupboard.

KITCHEN

8'6 x 7'9 (2.59m x 2.36m)

Fitted with a range of white gloss units to base and wall level with built-in oven, hob and extractor, space for free standing fridge/freezer, recess with plumbing for automatic washing machine.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, useful storage cupboard, hatch to loft space.

BEDROOM 1

11'5 x 8'8 (3.48m x 2.64m)

Two uPVC double glazed windows to the front aspect, over stairs storage cupboard with gas central heating boiler.

BEDROOM 2

9' x 8'9 (2.74m x 2.67m)

uPVC double glazed window overlooking the rear garden.

BEDROOM 3

9' x 5'11 (2.74m x 1.80m)

uPVC double glazed window overlooking the rear garden.

BATHROOM/WC

5'10 x 5'6 (1.78m x 1.68m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps

and chrome shower over, pedestal wash hand basin with chrome dual taps, low level WC, attractive tiling to splashback.

OUTSIDE

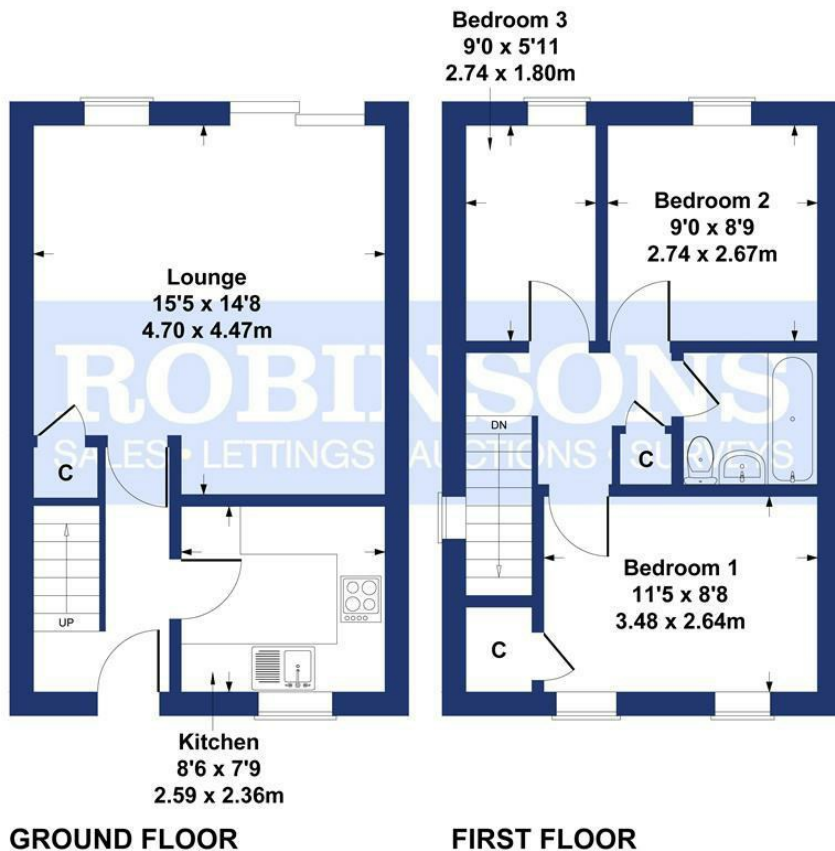
The property features a low maintenance, part lawned front garden with a block paved driveway providing useful off street parking, whilst leading to the GARAGE. A gate to the side of the property leads through to the enclosed side and rear gardens which feature lawn and paved patio areas with fenced boundaries.





Travellers Gate

Approximate Gross Internal Area
694 sq ft - 64 sq m



GROUND FLOOR

FIRST FLOOR

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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