



West View Road, TS24 9LH
3 Bed - House - Semi-Detached
Or Nearest Offer £95,000

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West View Road, TS24 9LH

**** A GOOD SIZED PROPERTY WITH A GENEROUS SIZED REAR GARDEN **** A mature three bedroom semi detached house which is offered with NO UPPER CHAIN. The property is set back on West View Road and has excellent local shopping facilities within easy strolling distance. The home is warmed by gas fired central heating and has uPVC double glazing. This good sized property would make an ideal family home and briefly comprises: entrance porch, entrance hall, two good sized reception rooms, the lounge having a feature bay window and the dining room a double glazed patio door leading to the rear garden, to complete the ground floor accommodation is a fitted kitchen. To the first floor are three bedrooms and a bathroom/WC which has a white suite. Externally are gardens to front and rear, the latter enjoying a southerly aspect which should be a suntrap in the summer months. The home is in need of some updating to bring it up to the latest of modern day standards and has been priced accordingly. Internal viewing comes highly recommended to realise the potential of this home.

GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed entrance door, uPVC double glazed windows, 'Georgian' style glazed door to:

ENTRANCE HALL

Staircase to first floor, under stairs storage cupboard with wall mounted Ferroli gas fired central heating boiler.

LOUNGE (front)

14'5 into bay x 13'6 into alcove, overall (4.39m into bay x 4.11m into alcove, overall)

Stone facing fireplace with wooden mantle, matching display niches to either side, free standing electric fire, archway to:

SEPARATE DINING ROOM

12'6 x 11'6 into alcove, overall (3.81m x 3.51m into alcove, overall)

Inset with free standing 'log' effect electric fire, uPVC double glazed patio door to rear garden.

FITTED KITCHEN

9'5 x 7'10 plus 6'10 x 3'11 overall (2.87m x 2.39m plus 2.08m x 1.19m overall)

Fitted with base and wall units with working surfaces, recess for cooker and plumbing for automatic washing machine (machines excluded), fitted breakfast bar, tiling to splashback, door to rear garden.

FIRST FLOOR

LANDING

Hatch to loft space.

BEDROOM 1 (front)

16'3 into bay x 10'7 plus robe depth, overall (4.95m into bay x 3.23m plus robe depth, overall)

Built-in double wardrobes to alcoves.

BEDROOM 2 (rear)

10'11 x 13'1 into alcove, overall (3.33m x 3.99m into alcove, overall)

Built-in storage cupboards with double opening doors.

BEDROOM 3 (front)

9'5 x 7'10 overall (2.87m x 2.39m overall)

Built-in storage cupboard.

BATHROOM/WC

Fitted with a white suite comprising: panelled bath with mains shower fitting above, pedestal wash hand basin, close coupled WC, tiling to three walls.

OUTSIDE

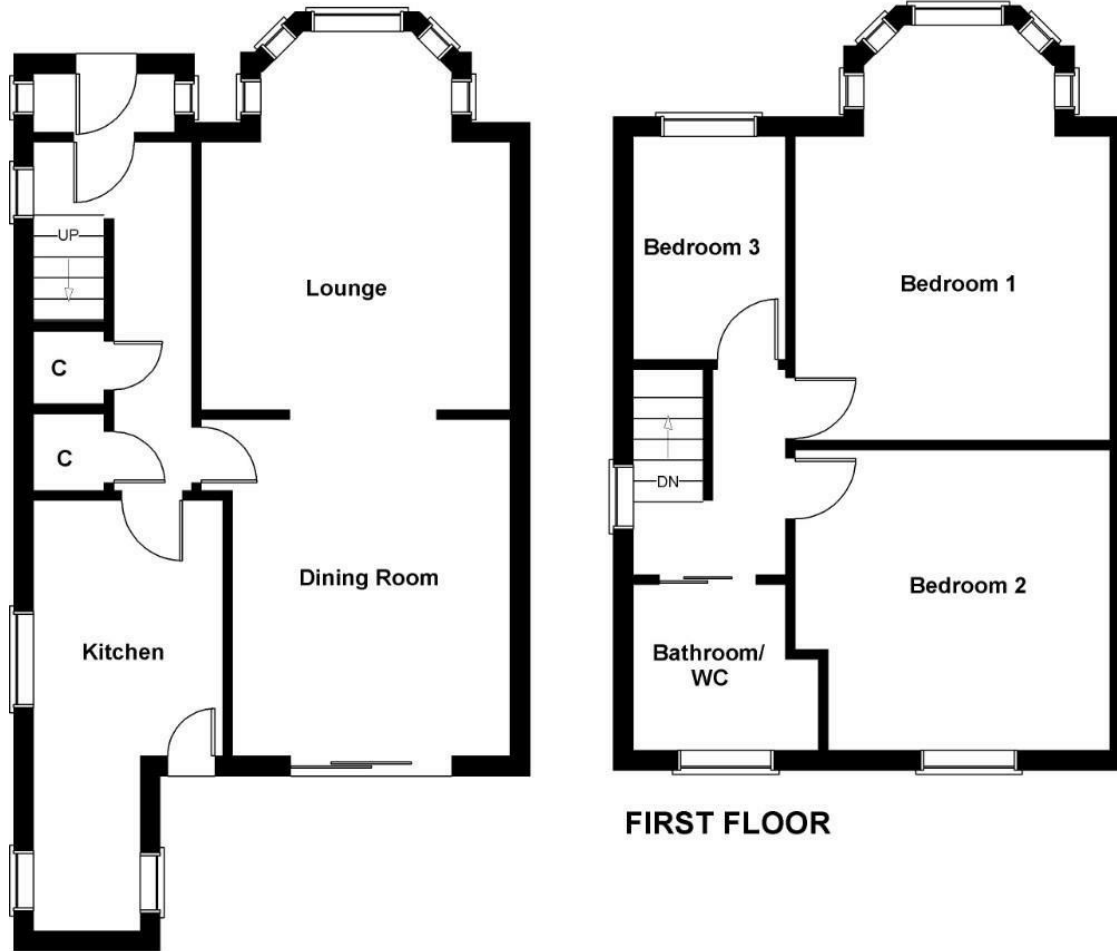
The front garden is enclosed by white picket fencing and has a lawned area with planted borders. A long driveway to the side of the property provides ample off street car parking and leads to the single garage. The generous sized rear garden has a pebbled area for ease of maintenance and enjoys a southerly aspect which should be a suntrap in the summer months.

SINGLE GARAGE (needing attention)

With double opening doors.



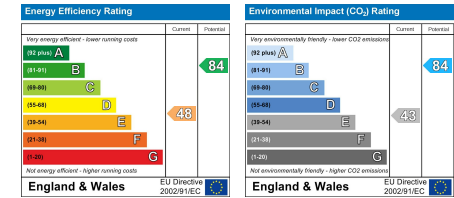
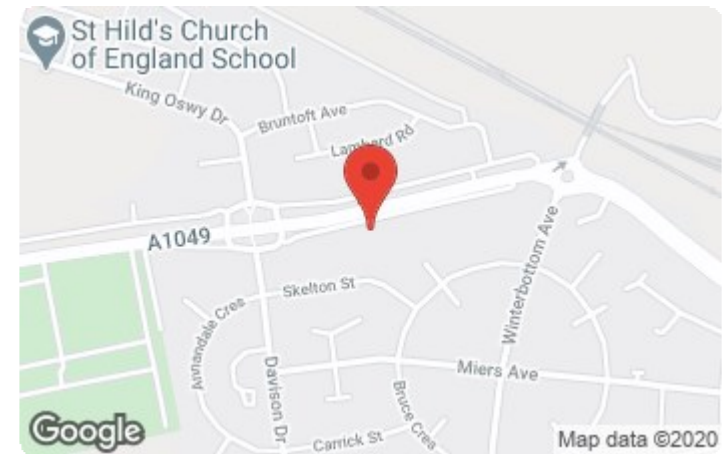
West View Road



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
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