





PROPERTY DESCRIPTION

Located in a highly sought after residential area, off Moorgate Road, this charming semi-detached house offers many pleasing and advantageous attributes, including a delightful garden at the rear, a good sized attached garage with a remote controlled door, a rear porch/utility room, a ground floor w.c. and a drive. The property also benefits from being re-roofed in 2018. This appealing abode is tidily presented and maintained and offers well proportioned living space, with the potential and scope to extend, as other similar properties have done within the vicinity, and would be absolutely perfect for a growing family.

Recommended for an early viewing, this desirable home benefits from pvc double glazing and gas central heating and the accommodation briefly comprises, an entrance hall with an open staircase, a very pleasant, light and airy lounge, with a wall mounted living flame gas fire and part glazed sliding doors opening into the good sized dining room, which has patio doors opening onto the garden at the rear. The kitchen is fitted with gloss fronted units, a built-in electric oven and hob with an extractor canopy over and an integral slimline dishwasher, there is a useful rear porch/utility, a ground floor w.c. and a door giving access into the garage. The three first floor bedrooms are all a decent size, one with a built-in wardrobe which extends the full width of the room, and the bathroom is attractively fitted with a modern three piece white suite, with a shower over the bath.

The attached garage has electric power and light and the block paved drive in front provides off road parking space. There is a front garden which is mainly pebble covered and stocked with a variety of shrubs and flowering plants and at the rear is a wonderful, enclosed garden, which has a paved patio and a lawn with garden borders. NO CHAIN INVOLVED.

FEATURES

- Desirable Semi-Detached House
- Highly Sought After Residential Area
- Spacious, Appealing Family Home
- Tidily Presented & Well Maintained
- Ent Hall, Lounge & Dining Room
- Ftd Kitchen inc. Oven/Hob & Dishwasher
- Rear Porch/Utility & GF WC
- 3 Bedrms - 1 with Large Built-in Wardrobe
- Attractive 3 Pc Bathrm - Shwr over Bath
- Block Paved Drive, Garage, Gardens F & R
- PVC Dble Glazing & Gas Central Heating
- Early Viewing Highly Rec. - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Frosted glass entrance door, with a frosted glass window to one side. Stairs to the first floor, radiator and telephone point.

Lounge

14' 11" x 12' 4" into alcoves (4.55m x 3.76m into alcoves)

This spacious room has a modern, wall mounted living flame gas fire, a pvc double glazed bow window, wall light points and a radiator. There are glazed, sliding double doors opening into the dining room.

Dining Room

12' 5" plus recesses x 10' 0" (3.78m plus recesses x 3.05m)

A good size, dining room has a radiator and a pvc double glazed sliding patio door leading out to the delightful garden at the rear.

Kitchen

12' 5" reducing to 8' 8 x 7' 9" plus recess (3.78m reducing to 2.64m x 2.36m plus recess)

Attractively fitted with stylish gloss fronted units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap, the kitchen also has a built-in electric oven, a ceramic electric hob, with a stainless steel extractor canopy over, and an integral slimline dishwasher. Two pvc double glazed windows, an upright radiator, an under-stairs storage cupboard, with fitted shelves and an electric light, and a pvc double glazed, frosted glass door opening into the rear porch/utility.

Rear Porch/Utility

9' 1" x 5' 4" plus recess (2.77m x 1.63m plus recess)

Always a useful asset in a family home, the utility room has plumbing for a washing machine, space for a condenser dryer, double glazed windows (one pvc framed) a tiled floor, electric power and light and a door giving internal access into the garage. PVC double glazed external door.

Ground Floor W.C.

Another advantageous attribute, fitted with a two piece white suite, comprising a wash hand basin, with a mixer tap, and Saniflo style w.c. Electric radiator and an extractor fan.

First Floor

Landing

PVC double glazed window and access, via a retractable ladder, to the loft space.

Bedroom One

15' 0" x 8' 8" to wardrobe fronts (4.57m x 2.64m to wardrobe fronts)

This generous double room has built-in wardrobes, incorporating shelved cupboards, which extend the full length of one wall, a pvc double glazed window, with far reaching views, and a radiator.

Bedroom Two

12' 8" x 11' 6" (3.86m x 3.51m)

This second double room has a pvc double glazed window, from which there is a pleasant open aspect/views, a radiator, a television aerial point and a freestanding wardrobe and matching drawer unit.

Bedroom Three

8' 5" x 7' 5" (2.57m x 2.26m)

This single room has a pvc double glazed window and radiator.

Bathroom

Fitted with a modern three piece white suite, comprising a bath, with a mixer tap and shower over and glazed, folding shower screen, a w.c. and a wash hand basin, with a tiled splashback. Wall mounted cabinet, radiator/heated towel rail, pvc double glazed, frosted glass window, downlights recessed into the ceiling and a built-in storage cupboard, which houses the gas condensing combination central heating boiler.



Outside

Front

Blocked brick driveway and paths, one running directly in front of the house and one leading down the side of the garage to a gate giving access into the rear. The front garden is partly pebble covered area with surrounding flowerbeds and borders stocked with a variety of shrubs and plants. External light.

Garage

19' 4" x 8' 9" (5.89m x 2.67m)

The attached garage has a remote controlled up and over door, pvc double glazed, frosted glass window and electric power and light. Internal door into the utility room/porch.

Rear

A particularly appealing aspect of this lovely family home, the delightful, attractively landscaped, enclosed rear garden has a stone flagged patio, directly behind the house, and a lawn, with surrounding borders and flowerbeds stocked with a considerable range of mature trees, shrubs and rose and other flowering plants. There is also a trellised garden arch, an external light and cold water tap.

Directions

Proceed from our office on Church Street towards Manchester Road. On the sweeping left hand bend at the bottom of Manchester Road turn right into Walmsgate, continue on up the hill into Westgate, go past the right turn into Esp Lane, past Town Head and then turn first right into Sycamore Way.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

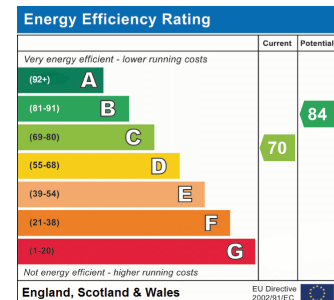
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House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

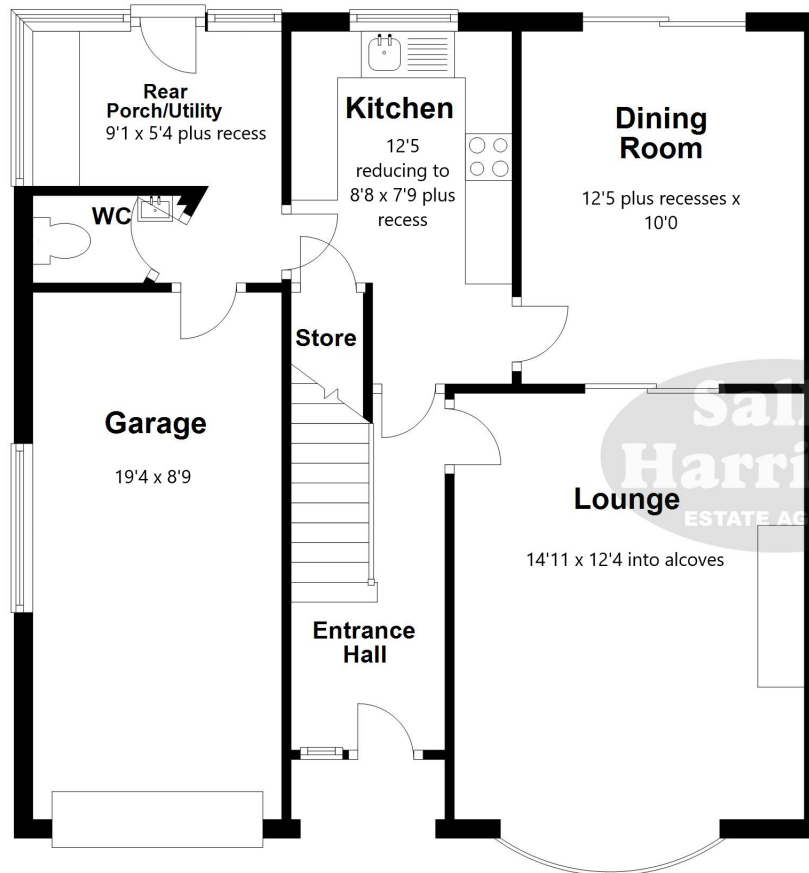
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FLOORPLAN

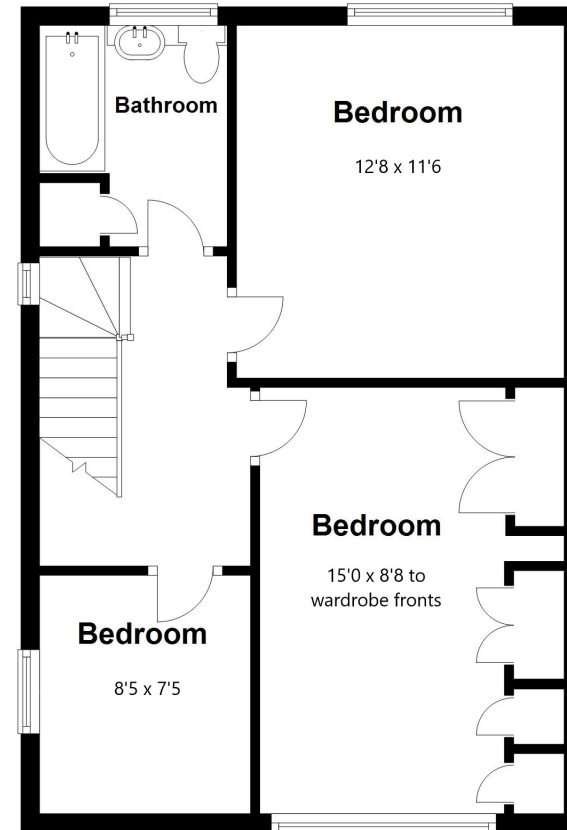
Ground Floor

Approx. 70.3 sq. metres (757.0 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.1 sq. feet)



Total area: approx. 118.2 sq. metres (1272.1 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

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