





PROPERTY DESCRIPTION

This nicely proportioned, elevated abode is the perfect opportunity for a growing family to create a lovely long term home. The property benefits from an attached garage and a drive, providing off road parking and affords well presented living space. Located in a popular and highly convenient area, the house is just a short walk from the town centre, which offers a supermarket, cafes, bars, a library and other amenities. It is also in close proximity to the local high school, the Church of England Primary school and a leisure centre, making it an ideal purchase for a family.

Complemented by pvc double glazing and gas central heating run by a condensing combination boiler, the accommodation briefly comprises an entrance hall with stairs to the first floor and a spacious, dual aspect lounge/diner featuring a modern gas fire. The kitchen is fitted with modern white units, including a built-in electric oven, a gas hob and a washing machine and a pvc double glazed door giving access into the rear hallway. From the hallway is a door opening into the garage and a further door allowing access into a store room.

Upstairs, there are three decent-sized bedrooms, two of which are comfortable doubles and a stylishly furnished, fully tiled bathroom fitted with a three-piece white suite with a shower over the bath.

Outside, the property offers low maintenance gardens to the front and rear. NO CHAIN INVOLVED.

FEATURES

- Semi-Det. Family House in Good Location
- Nicely Proportioned Living Space
- Attached Garage & Drive/Off Road Parking
- Low Maintenance Gardens F & R
- Ent Hall & Spacious Lounge/Diner
- Modern Ftd Kitchen inc. Appliances
- 3 Decent Sized FF Bedrooms
- Stylish Bathroom with Shower Over Bath
- Convenient for Shops, Schools & Amenities
- PVC DG & Gas CH – No Chain Involved





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Attractive, double glazed, frosted glass composite entrance door. Open staircase, with a spindled balustrade, leading to the first floor, an under-stairs storage cupboard, radiator and wall mounted coat hooks.

Lounge/Diner

23' 0" plus bay x 9' 10" plus alcove, reducing to 8' 2" in the dining area (7.01m plus bay x 3.00m plus alcove, reducing to 2.49m in the dining area)
This spacious, light and airy room has a large pvc double glazed bay window in the front elevation and another pvc double glazed window in the dining area at the rear, a modern, wall mounted gas fire and two radiators.

Kitchen

10' 7" x 8' 5" plus recess (3.23m x 2.57m plus recess)
Fitted with modern white units, laminate worktops, with matching upstands, and a one and a half bowl sink, with a mixer tap, the kitchen also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, a pvc double glazed window, downlights recessed into the ceiling and wood effect laminate flooring. The gas condensing combination central heating boiler is concealed in a wall unit and a pvc double glazed, frosted glass door gives access to the rear entrance hallway.

Rear Entrance Hallway

PVC double glazed external door, leading out to the garden, and a frosted glass internal door giving access into the attached garage. Adjoining this hallway is a useful store room, which has a pvc double glazed window and an electric light.

First Floor

Landing

Spindled balustrade, pvc double glazed, frosted glass window and a useful storage cupboard, with fitted shelves. Access, via a wooden ladder, to the loft space.

Bedroom One

11' 8" x 9' 1" plus recess (3.56m x 2.77m plus recess)
This double room has a pvc double glazed window and a radiator.

Bedroom Two

10' 11" into recess x 10' 0" (3.33m into recess x 3.05m)
Another double room, with a pvc double glazed window and a radiator.

Bedroom Three

8' 9" x 7' 8" less bulkhead of stairs (2.67m x 2.34m less bulkhead of stairs)
A good sized single room, with a pvc double glazed window and a radiator.

Bathroom

Fully tiled and stylishly furbished, the bathroom is fitted with a modern three piece white suite, comprising a bath, with a mixer tap, a fixed 'rainfall' style shower over the bath, plus an additional flexible shower head and a glazed shower screen. There is also a w.c. and a wash hand basin, with a mixer tap, both built into cabinets, with a cupboard under the basin, a chrome finish radiator/heated towel rail, a vanity mirror, with an electric shaver charging point, a pvc double glazed, frosted glass window, an extractor fan and tile effect laminate flooring.

Outside

Front

A driveway provides off road parking and there is also is a lawned garden, a raised flower bed and steps and a path leading to the front entrance door, with a wrought iron balustrade/hand rail. A canopy provides shelter over the entrance and there is an external light.

Attached Garage

17' 2" x 8' 8" (5.23m x 2.64m)
A good sized single garage, with an up and over door, a window, electric power and light, a cold water tap, internal door into the house and an overhead storage area.

Rear

Enclosed, gravel covered garden.

Directions

Proceed from our office on Church Street into Manchester Road, continue up the hill, then turn left opposite The Greyhound pub into Park Avenue and take the second right turning off Park Avenue into (Upper) York Street.

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

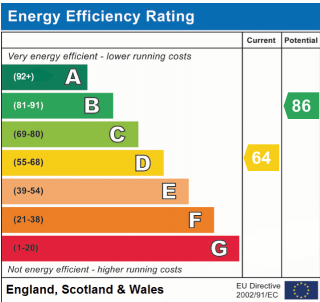
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

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

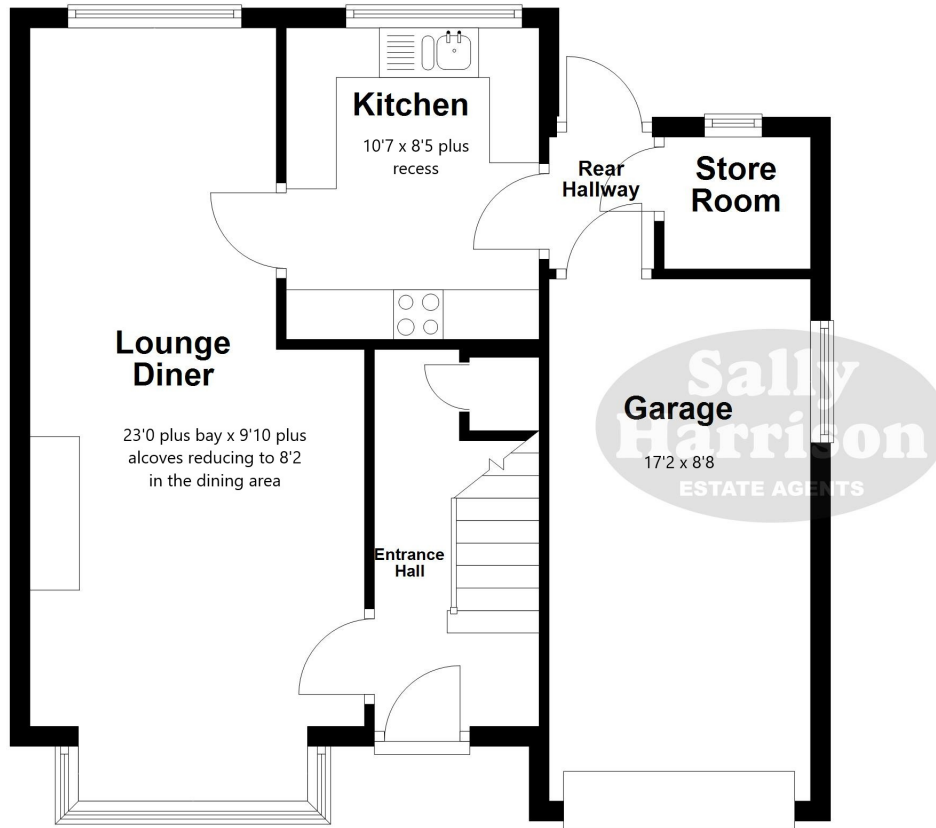
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FLOORPLAN

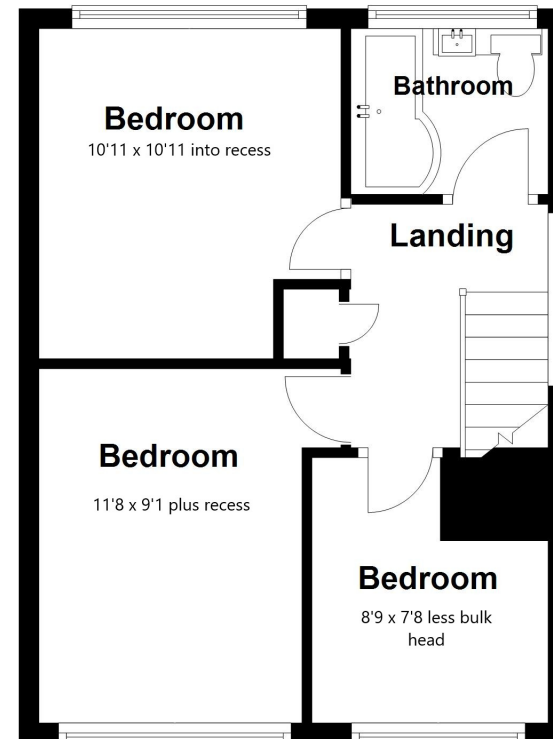
Ground Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 91.8 sq. metres (988.6 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 warrant 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.

Plan produced using PlanUp.