



An immaculately presented semi detached property, BACKING ON TO PLAYING FIELDS with 2 DOUBLE-BEDROOMS, entrance hall, lounge, 12' KITCHEN DINER & 16' CONSERVATORY, family shower room, driveway with parking for 2/3 cars, detached garage/workshop to rear and well presented GARDEN. Call today to view!



Hamilton piers are pleased to offer for sale this immaculately presented semi detached property, BACKING ONTO PLAYING FIELDS with 2 DOUBLE-BEDROOMS, entrance hall, lounge, 12' KITCHEN/DINER & 16' CONSERVATORY, family shower room, driveway with parking for 2/3 cars, detached garage/workshop to rear and well presented GARDEN. Call today to view!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

Stairs to first floor, double glazed UPVC door to front, radiator and doors to;

KITCHEN/Diner: (12' 2" x 9' 8")

Double glazed window to front, radiator, range of wall and base units, inset plastic sink, gas hob and oven, storage cupboard. Space for fridge freezer and washing machine.

LOUNGE: (12' 6" x 12' 5")

Double glazed sliding doors to rear, two radiators and wood floors.

CONSERVATORY: (16' 7" x 7' 3")

Double glazed windows to side and rear. Double glazed french doors to side.

FIRST FLOOR:-

LANDING:

Loft access, radiator.

BEDROOM ONE: (12' 6" x 9' 7")

Double glazed window to rear, radiator, built in wardrobe and drawers.

BEDROOM TWO: (9' 6" x 8' 5")

Double glazed window to front, radiator, storage cupboard with combi boiler.

FAMILY SHOWER ROOM:

Double glazed obscure window to side, shower cubicle, low level WC, pedestal wash basin.

EXTERIOR:

REAR GARDEN:

A very well kept and landscaped rear garden, providing a block paved patio area with feature fish pond and shrub borders.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers.



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.