



Hamilton Piers of Springfield present this STAGGERED TERRACED property boasting THREE GOODSIZED BEDROOMS, entrance hall & cloakroom, spacious lounge, RECENTLY RE-FITTED KITCHEN, family bathroom, and DRIVEWAY PARKING, ideally located in North Springfield - within easy access to local shops, popular schools.



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

GROUND FLOOR:-

ENTRANCE PORCH:

Double glazed window to front, two storage cupboards, door to entrance hall.

ENTRANCE HALL:

Entrance door to front, stairs to first floor, storage cupboard, radiator, doors to kitchen, lounge, cloakroom & garden.

CLOAK ROOM:

Obscure double glazed window to front, low level WC, wall mounted hand wash basin.

LOUNGE: (14'9" x 13'8")

Double glazed window to rear, feature fire place with gas fire inset, radiator.

KITCHEN: (16'10" x 10'11")

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built in double oven & electric hob (with extractor over), tiled floor, radiator space for washing machine, fridge & dishwasher.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Airing cupboard, loft access via hatch, doors to all bedrooms & family bathroom.

BEDROOM ONE: (13'5" x 10'9")

Double glazed window to front, radiator.

BEDROOM TWO: (11'3" x 10'4")

Double glazed window to rear, built in storage cupboard, radiator.

BEDROOM THREE: (9'1" x 8'6")

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, panel bath with shower over, low-level WC, pedestal hand wash basin, storage cupboard, radiator, tiled walls.

EXTERIOR:

REAR GARDEN:

To the immediate rear of the property is a block paved patio area with remainder laid to lawn, gated rear access, summer house.

FRONT GARDEN:

To the front of the property is a lawned area with driveway offering off road parking for two cars.

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.