



A spacious terraced property boasting **THREE GOOD-SIZED BEDROOMS**, entrance hall, **IMPRESSIVE-SIZED 20' LOUNGE DINER**, fitted kitchen, family bathroom & separate WC, plus driveway parking, **GARAGE with POTENTIAL TO CONVERT** into additional accommodation, and enclosed rear garden. For sale with **NO CHAIN**.



Hamilton Piers of Springfield are pleased to offer for sale this spacious terraced property boasting THREE GOOD-SIZED BEDROOMS, entrance hall, IMPRESSIVE-SIZED 20' LOUNGE DINER, fitted kitchen, family bathroom & separate WC, plus driveway parking, GARAGE with POTENTIAL TO CONVERT into additional accommodation, and enclosed rear garden.

Located within a short walk to local shops, very popular local schools, and bus staging points offering speedy routes to the City Centre.

For sale with NO CHAIN.

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

**GROUND FLOOR:-**

**ENTRANCE HALL:**

Entrance door to front, stairs to first floor, under stairs storage cupboard, doors to kitchen & lounge/ diner.

**LOUNGE/ DINER: (19'11" x 6'11")**

Double glazed window to rear, french doors to garden.

**KITCHEN: (11'7 x '8")**

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for cooker, washing machine & fridge freezer.

**FIRST FLOOR ACCOMMODATION:-**

**LANDING:**

Airing cupboard, loft access via hatch to partly boarded loft, doors to all bedrooms, family bathroom & separate WC.

**BEDROOM ONE: (11'8" x 11')**

Double glazed window to rear.

**BEDROOM TWO: (11'7" x 8')**

Double glazed window to rear, built in storage cupboard.

**BEDROOM THREE: (8'9" x 7'11")**

Double glazed window to front.

**FAMILY BATHROOM:**

Double glazed window to front, panel bath with shower over, low-level WC, pedestal hand wash basin, tiled walls.

**SEPERATE WC:**

Obscure double glazed window to rear, low-level WC.

**EXTERIOR:**

**REAR GARDEN:**

To the immediate rear of the property is a block paved patio area with remainder of the garden laid to lawn, brick built shed, gated rear access.

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#### FRONT GARDEN:

To the front of the property is a lawned area, plus drive way leading up to the garage with up & over door (power & lighting connected).

#### 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.