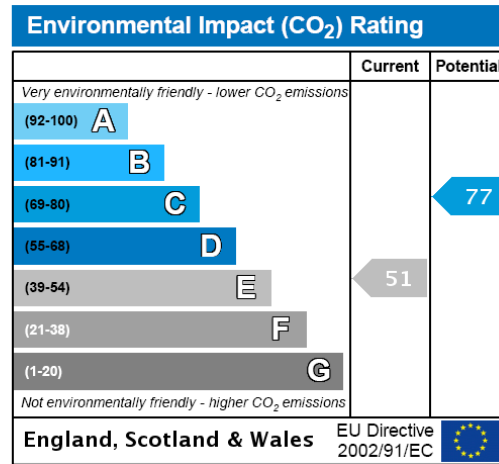
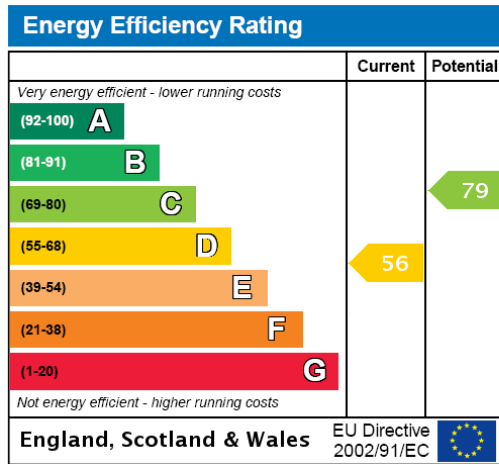




An EXTENDED FOUR BEDROOM terraced property that has been PRICED TO SELL quickly! The property offers a spacious lounge, MODERN FITTED KITCHEN & CONSERVATORY, bedroom with en-suite WC to the second floor, plus an enclosed rear garden and GARAGE.





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

GROUND FLOOR:-

ENTRANCE PORCH:

Double glazed entrance door to front, obscure double glazed window to side, door to;

LOUNGE: (16' 1" x 15' 4" max)

Double glazed window to front, radiator, stairs to first floor, door to;

KITCHEN/DINER: (15' 3" x 12' 8" > 9' 7")

A modern fitted kitchen, fitted with a range of wall and base units, rolled edge work surfaces with sink unit inset, built-in double oven, hob and extractor hood, integrated fridge/freezer, plumbing for dishwasher, radiator, laminate flooring, under-stairs storage cupboard, ample space for breakfast/dining table, open plan to:

CONSERVATORY/DININGROOM: (13' 3" x 8' 4")

Double glazed french doors to rear, two double glazed windows to rear, continuation of work surface from kitchen with space underneath for washing machine, laminate flooring, radiator.

FIRST FLOOR:-

LANDING:

Stairs to second floor, airing cupboard housing hot water tank, doors to bedrooms and bathroom.

BEDROOM ONE: (14' 3" x 8' 9")

Double glazed window to front, radiator, built-in wardrobe.

BEDROOM THREE: (9' 11" x 7' 3")

Double glazed window to rear, radiator, built-in wardrobe.

BEDROOM FOUR: (11' 3" x 9' > 6' 0" max)

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Double glazed window to front, radiator, storage cupboard/recess.

FAMILYBATHROOM:

Obscure double glazed window to rear, panelled bath with shower over, low-level WC, radiator, tiled flooring.

SECOND FLOOR:-

LANDING:

Door to;

BEDROOM TWO: (14' 3" x 8' 9" max)

Ideal as a guest bedroom or master suite with WC and shower cubicle, double glazed window to rear, radiator, eaves storage hanging space, door to;

EN SUITE WC:

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

EXTERIOR:-

REAR GARDEN:

Block paved patio area to front, small picket fence with gate opening to lawned area to rear, rear access via gate to parking and Garage (with up and over door).

FRONT GARDEN:

Lawned front garden, with on street parking immediately in front. Pathway to entrance door.

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.