





This well-presented three-bedroom mid-terraced home offers spacious and versatile living accommodation, making it an ideal choice for families or first-time buyers. The property benefits from a modern kitchen diner, a useful ground floor WC/utility space, a generous living room, and a well-kept rear garden with a covered patio seating area. Situated in a popular residential area, the home also enjoys the convenience of parking facilities and local amenities.



Accommodation

Ground Floor

The property is approached via a front lawn garden leading to the entrance porch, which provides access into the main hallway. From here, stairs rise to the first floor, and doors lead off to the principal ground floor rooms. The living room, located at the front elevation, is bright and welcoming, featuring a large window that allows plenty of natural light. To the rear lies the modern kitchen diner, fitted with a range of contemporary wall and base units, work surfaces, integrated oven, and extractor. The space easily accommodates a dining table and enjoys views over and access to the rear garden via a rear door. Completing the ground floor is a versatile WC/utility room, fitted with a low-level WC, wash hand basin, radiator, and worktop with plumbing for appliances.

First Floor

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom. The two larger bedrooms are positioned to the front elevation, both offering ample space for double beds and additional furnishings. The third bedroom is set to the rear with views over the garden. The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and low-level WC, complemented by tiled walls and an obscured-glass window to the rear.

Outside

To the front, the property features a laid lawn with a pathway to the entrance door. To the rear, the garden is mainly laid to lawn with a paved patio area and a covered decked seating space, ideal for outdoor dining and entertaining. The garden is enclosed by fencing, ensuring privacy. Additionally, communal parking bays are situated nearby, offering convenient off-street parking.

PLEASE NOTE



The property benefits from solar panels, which are on a lease. all information can be obtained through our office.



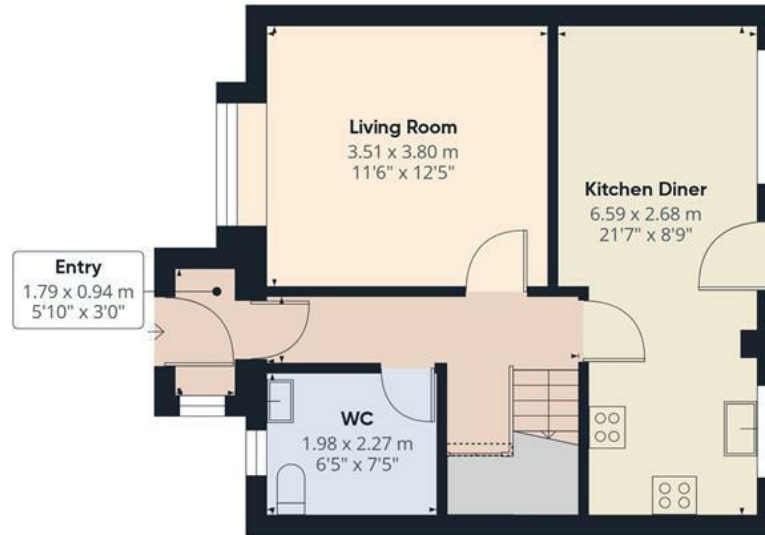




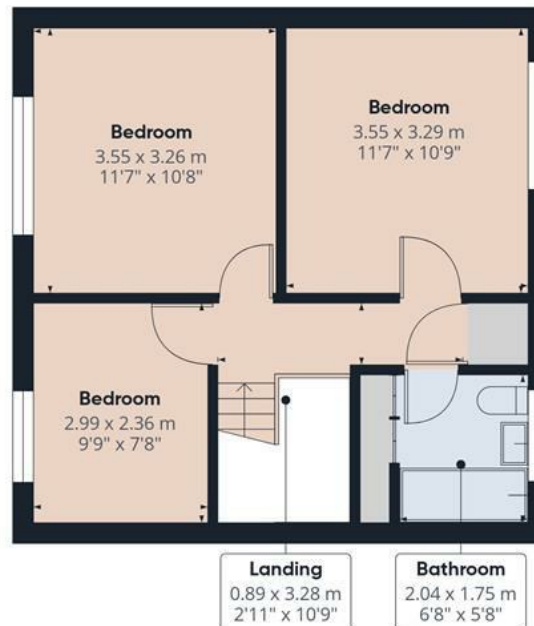


ABODE





Floor 0



Floor 1

Approximate total area⁽¹⁾

82.9 m²

892 ft²

Reduced headroom

0.2 m²

2 ft²

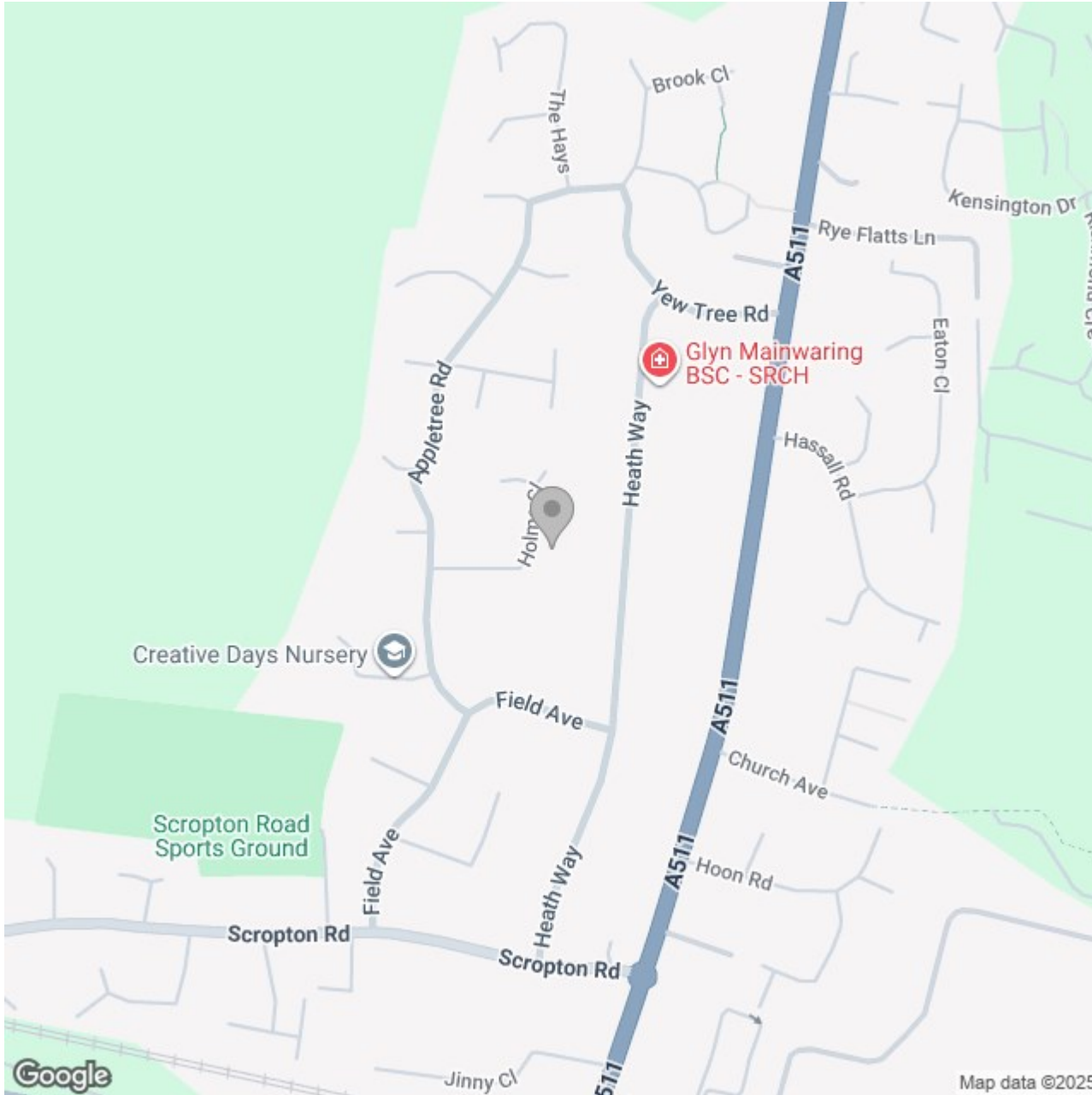
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 