





A spacious three-bedroom semi-detached home offering tremendous scope and potential for modernisation, upgrading, and improvement to a new owner's individual taste. Benefitting from a directly south facing garden and available for sale with no upward chain.

The property features a welcoming hallway, a bright bay-fronted lounge, and a well-proportioned kitchen diner with access to a side porch, utility, and ground floor WC. Upstairs, there are three bedrooms, a family bathroom, and a separate WC. The principal bedroom benefits from bespoke fitted wardrobes, while the additional bedrooms provide versatile accommodation for families or professionals alike.

This home represents an exciting opportunity for buyers seeking to create a stylish and modern living space in a popular residential location.

Viewing by appointment only.



Hallway

A welcoming entrance hallway with a hardwood glazed front door and UPVC double-glazed window to the front elevation. The space includes a useful under-stairs storage cupboard, central heating radiator, coat hooks, thermostat, and smoke alarm, with internal doors leading to the ground floor accommodation.

Lounge

A light-filled reception room featuring a UPVC double-glazed bay window to the front elevation. The lounge offers a focal point gas fireplace with decorative surround, two central heating radiators, coving to ceiling, wall lighting, and a TV aerial point.

Kitchen/Diner

Overlooking the rear garden through a UPVC double-glazed window, the kitchen diner is fitted with a range of matching base and eye-level cupboards and drawers, complemented by granite-effect work surfaces and tiled splashbacks. Integrated appliances include an oven and grill, stainless steel gas hob with built-in extractor, stainless steel sink and drainer with mixer tap, dishwasher, fridge, and freezer. The room also benefits from a TV aerial point and central heating, with an internal door leading to the side porch.

Side Porch

With UPVC double-glazed doors to both the front and rear elevations, the side porch enjoys tiled flooring throughout with access to the utility and WC.



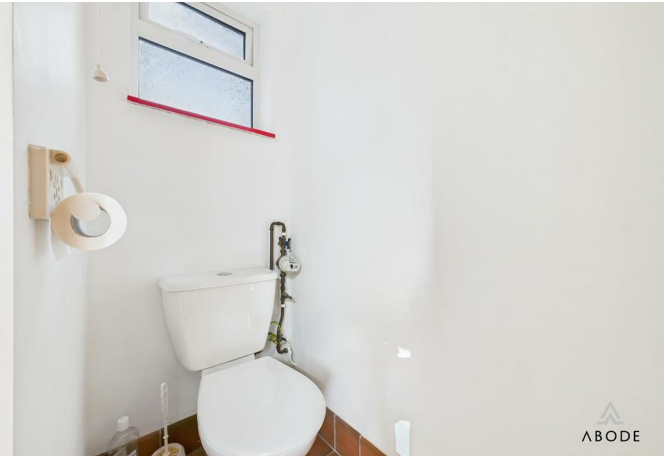
Utility Room

A practical utility room with a UPVC double-glazed window to the rear elevation, Belfast ceramic sink, plumbing for freestanding under-counter white goods, tiled flooring, shelving, lighting, and power supply.

Cloaks/W.C.

With a UPVC double-glazed frosted window to the front elevation, low-level WC, and tiled flooring.







Landing

The landing provides access to the loft space via hatch, with a UPVC double-glazed window to the side elevation and internal doors to the bedrooms and bathrooms.

Bedroom One

A spacious principal bedroom with a UPVC double-glazed window to the rear elevation. The room is fitted with a range of bespoke built-in wardrobes, including hanging rails, shelving, built-in chest of drawers, over-bed cupboards, and bedside tables, together with a central heating radiator.

Bedroom Two

With a UPVC double-glazed window to the rear elevation, central heating radiator, and built-in wardrobe housing the central heating boiler, with additional eye-level shelving.

Bedroom Three

A well-proportioned bedroom with a UPVC double-glazed window to the front elevation and central heating radiator.

W.C.

Fitted with a UPVC double-glazed frosted window to the front elevation and low-level WC with continental flush.

Bathroom

With a UPVC double-glazed frosted window to the side elevation, the bathroom is fitted with a wash hand basin and base storage unit, bath with electric shower over, complementary tiled wall coverings, central heating radiator, and towel rail.











Floor 0



Floor 1



Approximate total area⁽¹⁾

85,6 m²

921 ft²

(1) Excluding balconies and terraces

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
 