



**ALANBROOKE CRESCENT**  
Pinehurst, Swindon, Wilts SN2 1PU

  
**PRIMARY**  
HOMES & LETTINGS



## Alanbrooke Crescent, Pinehurst, Swindon SN2 1PU

- NON STANDARD CONSTRUCTION (BISF)
- Semi Detached House
- Three Bedrooms
- NEW WINDOWS
- Two Reception Rooms
- Kitchen
- Enclosed Rear Garden
- Driveway Parking
- Gas Central Heating

**Guide Price £195,000**





\*\*\* NON STANDARD CONSTRUCTION \*\*\* Primary Homes & Lettings are pleased to offer this three bedroom semi detached house located in Pinehurst within easy access to all local amenities, schools and town centre. The accommodation comprises of entrance hallway living room, dining room, kitchen, three bedrooms and bathroom. Property also benefits from an enclosed rear garden, lean to, driveway parking, gas central heating and uPVC double glazing.

#### **Entrance Hallway**

uPVC front door. Stairs to first floor. Laminate flooring. Radiator.

#### **Living Room**

uPVC window to front elevation. Bamboo flooring. Radiator. Opening to dining room.

#### **Dining Room**

uPVC window to rear elevation. Bamboo flooring. Radiator.

#### **Kitchen**

uPVC window to rear elevation. Door leading to lean to. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Space for freestanding cooker and under counter fridge/freezer. Space and plumbing for washing machine. Cork flooring.

#### **Landing**

uPVC window to side elevation. Loft access (partly boarded). Bamboo flooring.

#### **Bedroom One**

uPVC window to front elevation. Built in single wardrobe. Airing cupboard. Bamboo flooring. Radiator.

#### **Bedroom Two**

uPVC window to rear elevation. Built in single wardrobe. Bamboo flooring. Radiator.

#### **Bedroom Three**

uPVC window to front elevation. Bamboo flooring. Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Extractor fan. Part tiled walls. Bamboo flooring. Radiator.

#### **Lean To**

uPVC door to front. Sliding door to rear garden.

#### **Front**

Driveway parking for two vehicles. Mature hedging. Storm porch. Outside light.

#### **Rear Garden**

Enclosed by timber fencing and mature trees. Mostly laid to lawn with shrub borders. Patio area. Path leading to shed and outside W.C.

#### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

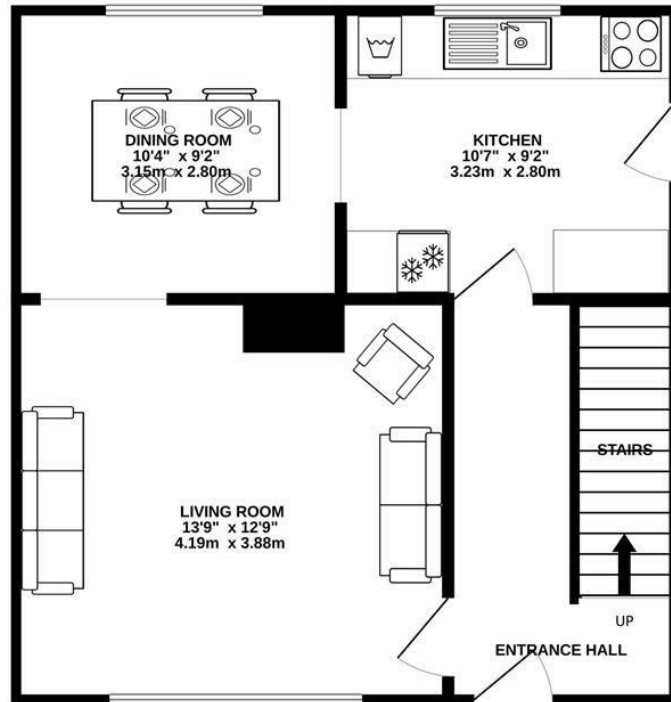
If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

#### **Money Laundering**

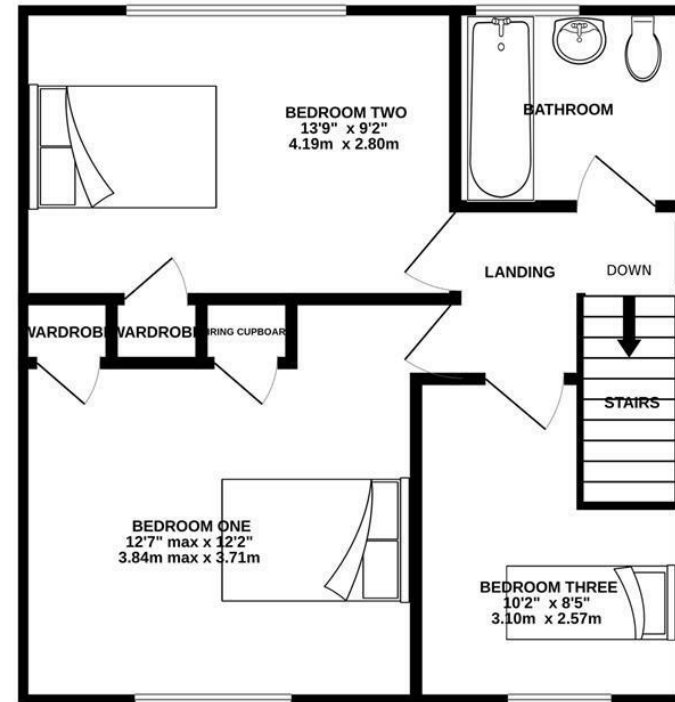
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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