



**St Oswalds Road**

**£600,000**

*James Alexander are delighted to bring to the market this spacious three bedroom semi-detached family home located on a very popular road in the Green lane area. Offering terrific potential for extension (subject to planning) as it is one of only a few locally still retaining its original unextended footprint.*

*The ground floor offers a bright thru lounge, fitted kitchen and double glazed conservatory overlooking the well-maintained garden.*

*The three bedrooms, bathroom and separate WC are located on the first floor.*

*In addition to the potential to extend this property is double glazed, gas centrally heated, has off-street parking and a zone 3 station within 15 minutes walk.*

*With no onward chain this property will prove popular so be quick to avoid disappointment.*



## St Oswalds Road

Entrance hall



Kitchen 12'1" x 7'2" (3.7 x 2.2)



Lounge 15'1" x 12'5" (4.6 x 3.8)



Conservatory 17'0" x 9'2" (5.2 x 2.8)

Landing



Dining room 12'5" x 10'9" (3.8 x 3.3)



Bedroom 1 15'5" x 11'5" (4.7 x 3.5)





## *St Oswalds Road*

**Bedroom 2 13'1" x 11'1" (4 x 3.4)**



**Bedroom 3 9'6" x 7'2" (2.9 x 2.2)**

**Bathroom**



**Garden 52'5" x 29'6" (approx) (16 x 9 (approx))**

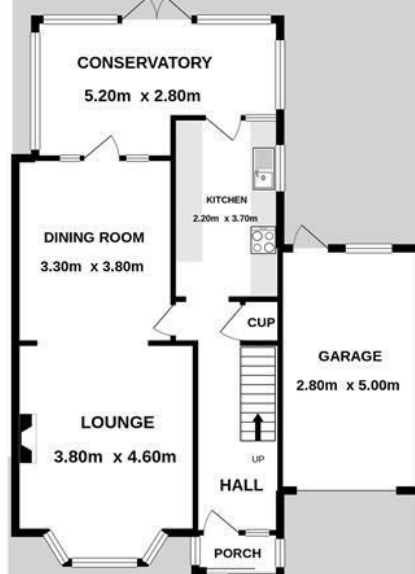


**Rear of property**

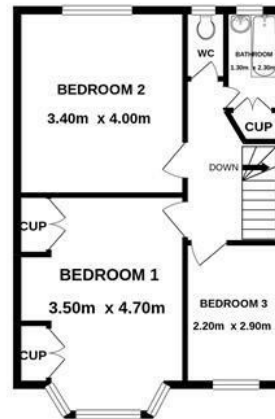


**GARDEN**  
(approx)  
**16m x 9m**

**GROUND FLOOR**  
870 sq.ft. (80.8 sq.m.) approx.



**1ST FLOOR**  
515 sq.ft. (47.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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