



## 4 Wesley House, Albion Hill, DN9 1BF

**£190,000**

Located close by to Epworth High Street and all local amenities this three bed semi detached house is offered with no chain attached.

The ground floor of the property comprises of a good size lounge leading through to the light and bright kitchen diner at the rear. The downstairs also benefits from a separate W.C.. Upstairs there are three well proportioned bedrooms and a modern family bathroom.

Outside there is one allocated parking space on a blocked paved driveway and a secure rear lawned garden.

Neutrally decorated throughout and ready for someone looking to put their own stamp on a property, this house is ready for viewings now.

## Lounge



## Family Bathroom



## Kitchen Diner



## Downstairs W.C.

## First Floor Landing

## Bedroom One



## Outside



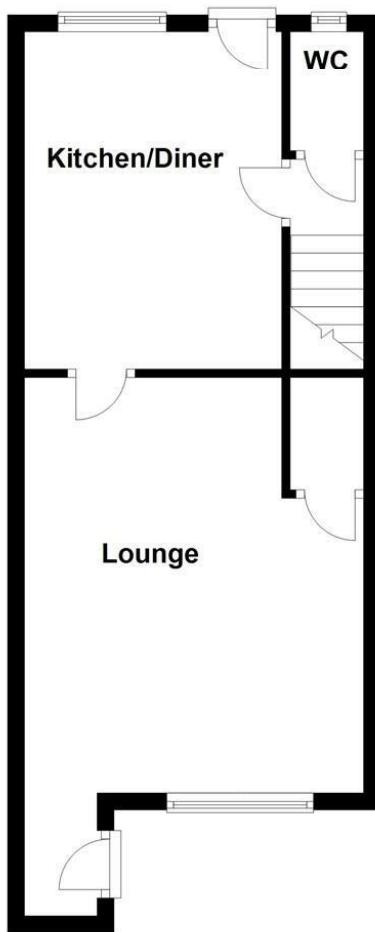
## Bedroom Two



## Bedroom Three

## Floor Plan

### Ground Floor

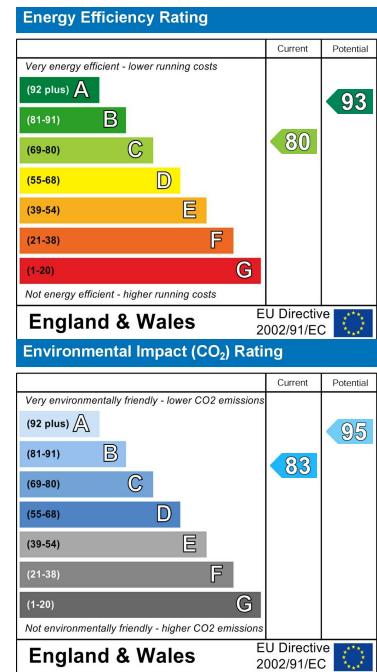


Total area: approx. 75.1 sq. metres (808.8 sq. feet)

### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cade Estate Agency Ltd Company No. 11153015

52A Northfield Road, Messingham, North Lincolnshire. DN17 3SA

T: 01724 372 011 E: [info@cade.co.uk](mailto:info@cade.co.uk) W: [cade.co.uk](http://cade.co.uk)