



ESTATE AGENTS

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Price £240,000

PCM Estate Agents are delighted to present to the market this THREE BEDROOM SEMI-DETACHED HOUSE, located in the heart of the incredibly sought-after Blacklands region of the town, providing easy access to popular schools, bus routes and local amenities, whilst also being just a short walk to the picturesque Alexandra Park. Offered to the market CHAIN FREE!

The property benefits from a GOOD SIZED KITCHEN-DINER with access out to the TIERED SOUTH-WESTERLY FACING GARDEN and a good-sized family bathroom, which is in need of some updating but does have space for a bath and separate shower. There is also gas central heating and double glazing.

Please call the owners agents now to arrange your viewing and avoid disappointment.

UPVC FRONT DOOR

Leading to:

LOBBY

5'9 x 3'7 (1.75m x 1.09m)

Single glazed window to side aspect, single glazed front door to:

ENTRANCE HALL

Under stairs storage with space for hanging coats and storing shoes, radiator, double doors opening to:

LOUNGE

11'6 x 12'4 (3.51m x 3.76m)

Double glazed window to front aspect, radiator, double doors leading to:

KITCHEN-DINER

17'3 x 9'2 (5.26m x 2.79m)

Space for table and chairs, fitted with a range of eye and base level units, four ring gas hob, electric oven, space and plumbing for washing machine, wall mounted boiler, thermostat, two double glazed windows to rear aspect overlooking the garden.

FIRST FLOOR LANDING

Storage cupboard housing hot water cylinder with space above for additional storage, loft hatch, leading to:

BATHROOM

Corner bath with mixer shower attachment, single tray shower unit with shower overhead, wc with vanity storage beneath, radiator, double glazed window to rear aspect.

BEDROOM

12'4 x 11'10 max narrowing to 8'9 (3.76m x 3.61m max narrowing to 2.67m)

Television point, radiator, dual aspect UPVC double glazed windows to front and rear aspect.

BEDROOM

9'3 x 9' (2.82m x 2.74m)

Small cupboard providing storage and hanging space, radiator, double glazed window to rear aspect.

BEDROOM

8'2 max x 5'8 max (2.49m max x 1.73m max)

Television point, radiator, double glazed window to front aspect.

REAR GARDEN

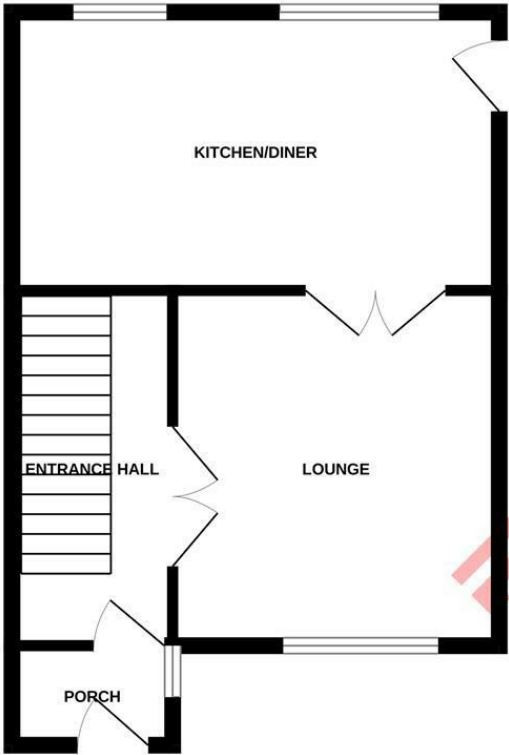
Arranged over three tiers and enjoying a south-westerly aspect with a good sized area of Astroturf which provides the perfect space to sit and enjoy the summer evenings, terrace laid with a small area of patio and a further terrace being laid to lawn with a range of mature bushes and shrubs, in need of cultivation.

OUTSIDE - FRONT

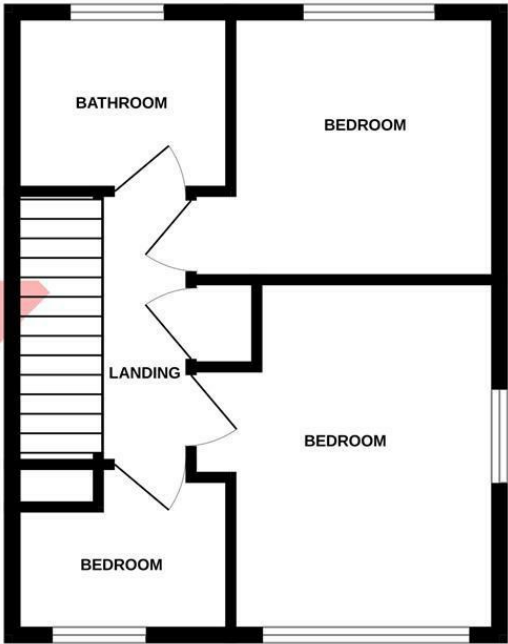
Off road parking for one vehicle, side access gate to the rear garden, small area of lawn.



GROUND FLOOR



1ST FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		69
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC