







PCM
ESTATE AGENTS

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Offers In Excess Of £270,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this THREE BEDROOM SEMI-DETACHED HOUSE, located on a sought-after road on the outskirts of Ore, close to popular schooling establishments and a vast range of amenities.

Inside the property offers well-appointed accommodation over two floors comprising a welcoming entrance hall, lounge, MODERN KITCHEN, CONSERVATORY/ DINING ROOM and a ground floor MODERN BATHROOM, whilst upstairs there are THREE GOOD-SIZED BEDROOMS and a WC.

This OLDER STYLE HOME offers modern comforts including gas fired central heating and double glazing. The property is set back from the road with a lovely LANDSCAPED GARDEN and a LARGE GARDEN STUDIO ROOM. The garden is a good size and offers ample space for entertaining and eating al-fresco.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
Stairs rising to the upper floor accommodation, wood laminate flooring, double radiator, door to:

LIVING ROOM
12'7 x 12'3 (3.84m x 3.73m)
Wood flooring, coving to ceiling, radiator, recessed fire, television point, door to:

KITCHEN
13'4 x 9'6 (4.06m x 2.90m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset one & ½ bowl drainer-sink unit with mixer tap, electric Siemens induction hob with extractor over and oven and grill below, space and plumbing for washing machine, integrated dishwasher, integrated full height fridge and separate full height freezer, continuation of the wood flooring, wall mounted vertical radiator, wooden partially glazed door opening to the side lobby and double glazed French doors to:

CONSERVATORY/ DINING ROOM
11'6 x 10'1 (3.51m x 3.07m)
UPVC construction with double glazed windows to both side and rear elevations, double glazed French doors to the garden, polycarbonate roof, wood laminate flooring, radiator.

SIDE LOBBY
Further range of built in cupboards, cupboard housing the boiler, under stairs storage cupboard, double glazed door to side aspect providing access to the front and rear gardens, door to:

DOWNSTAIRS BATHROOM
Panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, dual flush low level wc, heated towel rail, part tiled walls, extractor for ventilation, coving to ceiling, down lights, double glazed window with pattern glass to rear aspect.

FIRST FLOOR LANDING
Double glazed window to side aspect, loft hatch, radiator, doors to:

BEDROOM
12'8 x 9'4 (3.86m x 2.84m)
Radiator, built in wardrobe, double glazed window to front aspect.

BEDROOM
12'8 x 9'2 (3.86m x 2.79m)
Radiator, coving to ceiling, double glazed window to rear aspect with lovely views onto the garden.

BEDROOM
13'1 x 6'1 (3.99m x 1.85m)
Radiator, coving to ceiling, double glazed window to rear aspect with views onto the garden.

SEPARATE WC
Dual flush low level wc, wall mounted wash hand basin, part tiled walls, down lights, extractor for ventilation.

OUTSIDE - FRONT
The property has a large front garden with path, hand-rail and steps down to the front door, area of lawn and established plants and shrubs.

REAR GARDEN
Accessed via the side lobby or the conservatory/ dining room. Large and relatively low-maintenance, arranged over terraces being mainly decked with plenty of outdoor space to eat al-fresco and entertain, raised pond, garden studio room, bottom section of garden being laid with soil and primed for lawn/ whatever is desired.

GARDEN ROOM/ STUDIO
15'1 x 9'3 (4.60m x 2.82m)
Timber framed, double glazed French doors, windows, power and light.

Council Tax Band: B

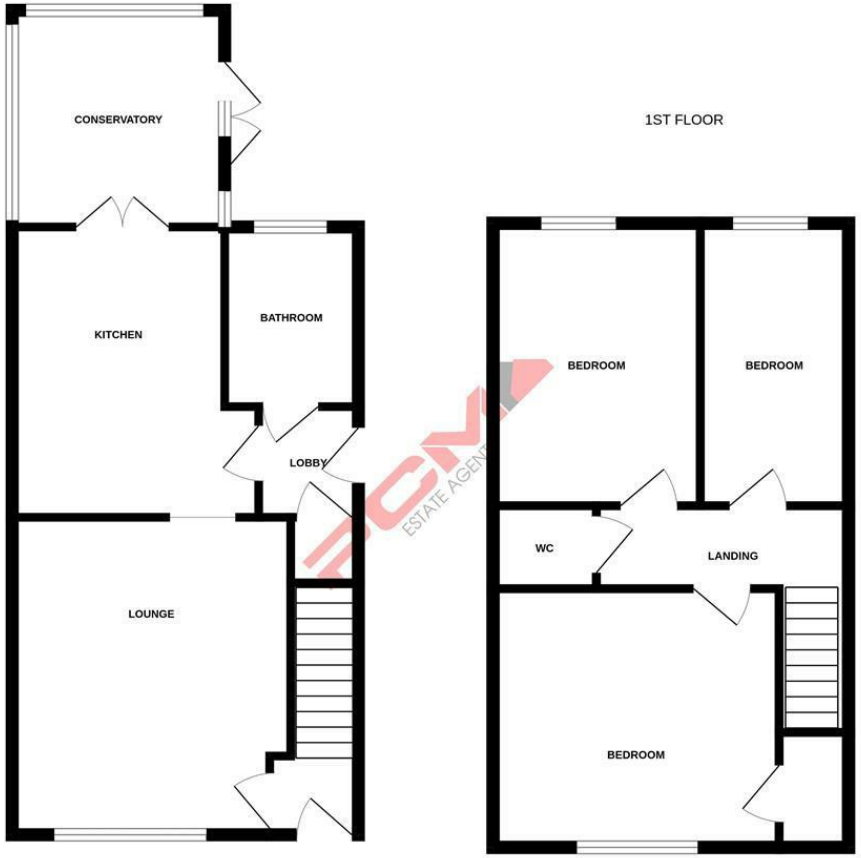




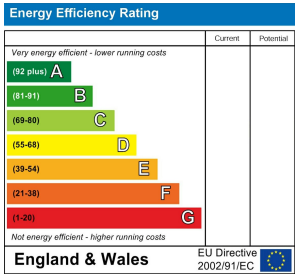


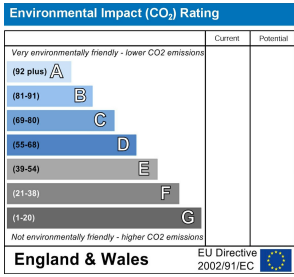


GROUND FLOOR



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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