







PCM
ESTATE AGENTS

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Price £245,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this MODERN END OF TERRACED TWO BEDROOM FAMILY HOME with CONSERVATORY and ALLOCATED PARKING, tucked away in a quiet cul-de-sac location and offering exceptionally well-appointed accommodation arranged over two floors.

Accommodation comprises an entrance hall, 15ft lounge-diner, MODERN KITCHEN, CONSERVATORY, upstairs landing, TWO BEDROOMS and a lovely bathroom. The property has an ENCLOSED LOW-MAINTENANCE GARDEN and an ALLOCATED PARKING SPACE.

Conveniently positioned within easy reach of Silverhill with amenities including Asda Superstore and popular schooling establishments.

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

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
Stairs rising to upper floor accommodation, radiator, door to:

LOUNGE-DINER
15'9 max x 10'8 (4.80m max x 3.25m)
Measurement excludes recess. Wood laminate flooring, radiator, coving to ceiling, television point, recess beneath the stairs with under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, wall mounted electric fire, double glazed window to front aspect, door to:

KITCHEN
13'7 x 7' (4.14m x 2.13m)
Fitted with a matching range of eye and base level cupboards and drawers with soft close hinges, worksurfaces, tiled splashbacks, wall mounted cupboard concealed boiler, four ring gas hob with extractor over, inset resin one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, waist level double oven and grill, integrated fridge freezer, pull out waste disposal, tiled flooring, part tiled walls, double glazed window and French doors to rear aspect opening to the conservatory.

CONSERVATORY
12'7 x 9'9 (3.84m x 2.97m)
Part brick construction, double glazed windows with obscured glass to both side elevations, double glazed windows and French doors to the rear opening to the garden, tiled flooring, radiator, power points.

FIRST FLOOR LANDING
Loft hatch, airing cupboard housing the immersion heater, doors to:

BEDROOM
10'6 x 9'5 (3.20m x 2.87m)
Double glazed window to front aspect, fitted wardrobes with sliding doors, feature panelled wall, coving to ceiling, radiator, door to a large cupboard that could be utilised as a wardrobe with double glazed window.

BEDROOM
9' x 8' (2.74m x 2.44m)
Fitted wardrobes with sliding doors, radiator, coving to ceiling, double glazed window to rear aspect.

BATHROOM
P shaped panelled bath with mixer tap, electric shower over bath, glass shower screen, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, concealed cistern dual flush low level wc, tiled walls, tiled flooring, heated towel rail, double glazed window with obscured glass to rear aspect.

PARKING
The property benefits from one allocated parking bay.

REAR GARDEN
Low-maintenance and laid with artificial lawn, two raised planting beds retained by railway sleepers, established plants and shrubs, fenced boundaries.

Council Tax Band:



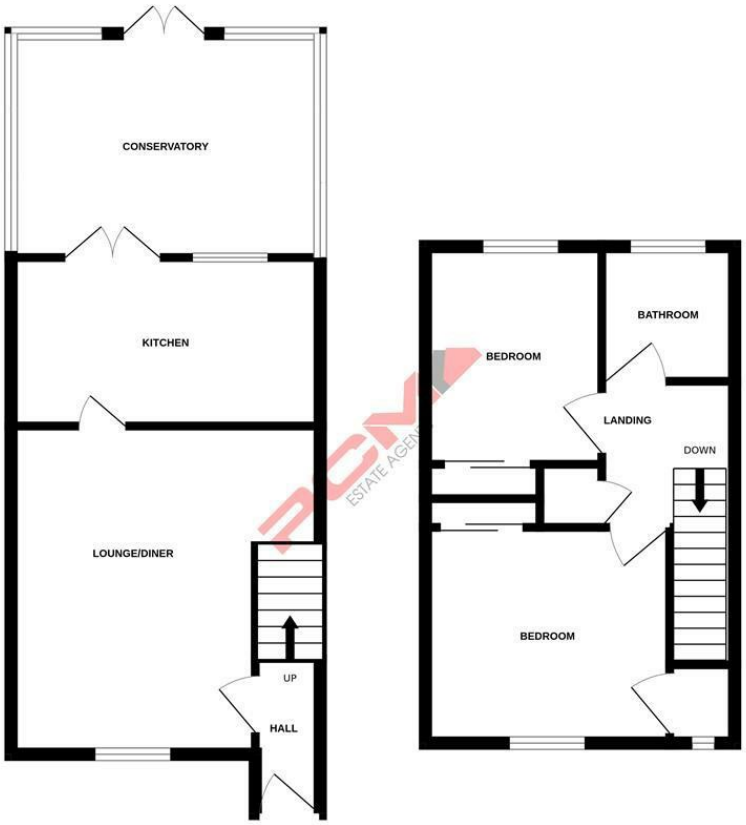




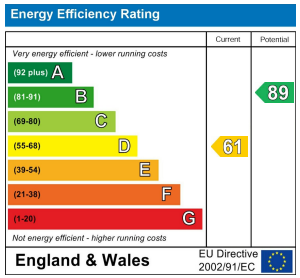


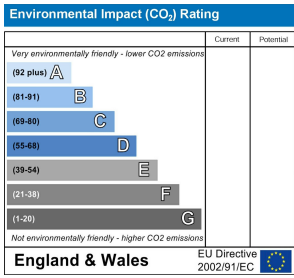
GROUND FLOOR

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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