







PCM
ESTATE AGENTS

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Offers In The Region Of £325,000

PCM Estate Agents are delighted to present to the market this well-presented THREE BEDROOM SEMI-DETACHED FAMILY HOME, offering generous living space and a particularly IMPRESSIVE LARGE REAR GAREN. Offered to the market CHAIN FREE.

The ground floor accommodation comprises an entrance porch, an OPEN PLAN LOUNGE-DINER with patio doors opening onto the garden, a SEPARATE KITCHEN, and a convenient DOWNSTAIRS WC. To the first floor there are THREE BEDROOMS, two of which are comfortable doubles benefiting from built-in wardrobe space, and a modern family bathroom completes the accommodation. The REAR GARDEN is a standout feature of this family home, offering two generously sized patio areas, ideal for outdoor entertaining, leading onto a substantial lawn.

Situated in a prime location within immediate reach of Alexandra Park, as well as well-regarded local schools, shops, and excellent transport links, this property is ideally positioned for family living.

Please contact the owners' agents now to avoid disappointment.

DOUBLE GLAZED DOUBLE DOORS
Opening to:

SMALL ENTRANCE PORCH
Providing ample space for coats and shoes, further door opening into:

WELCOMING ENTRNCE HALL
Single glazed window to front aspect, stairs rising to the first floor landing, radiator, under stairs storage cupboard, wall mounted thermostat, tiled flooring.

DOWNSTAIRS WC
Low level dual flush wc with fitted sink above and mixer tap, frosted double glazed window to side aspect.

LOUNGE
13'8 x 11'4 (4.17m x 3.45m)
Feature fireplace with shelving either side, radiator, double glazed window to front aspect overlooking the front garden, opening to:

DINING ROOM
11'4 x 11'5 (3.45m x 3.48m)
Ample space for dining table and chairs, radiator, French doors opening up onto the rear garden.

KITCHEN
11'6 x 7'5 (3.51m x 2.26m)
Fitted with a range of eye and base level unit with ample countertop space, space for freestanding fridge freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer, four ring gas hob with electric oven below and extractor above, cupboard concealed wall mounted boiler, part tiled walls, double glazed window to rear aspect and double glazed door to side aspect providing access to the rear garden.

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

BEDROOM
13'8 x 11'1 (4.17m x 3.38m)
Built in wardrobe with hanging space and shelving above, radiator, double glazed window to front aspect.

BEDROOM
11'5 x 10'6 (3.48m x 3.20m)
Built in wardrobe with hanging space and shelving, with additional storage above, separate storage cupboard with shelving, radiator, double glazed window to rear aspect.

BEDROOM
8' x 6'7 (2.44m x 2.01m)
Built in storage cupboard with shelving space, radiator, double glazed window to rear aspect.

FAMILY BATHROOM
Freestanding bath with mixer tap and shower attachment with waterfall shower head above, high flush wc, wash hand basin with storage below, heated towel rail, part tiled walls, extractor fan, double glazed frosted window to side aspect.

OUTSIDE - FRONT
Steps rising from street level to the entrance porch, area of lawn, a variety of established mature trees and shrubs.

REAR GARDEN
A particular feature and arranged over three tiers, with the first tier having a large area of patio, steps up to a larger area of patio providing the ideal place for dining and entertainment to enjoy the summer evenings, further steps to a large area of lawn with hedged boundary and trees, and storage shed.

AGENTS NOTE
Subject to separate negotiation, there is a Yurt that is situated at the rear of the property having its own power source and a feature log burner, providing an ideal space to relax and unwind or for use as a home office. This is not included in the sale price.

Council Tax Band: C

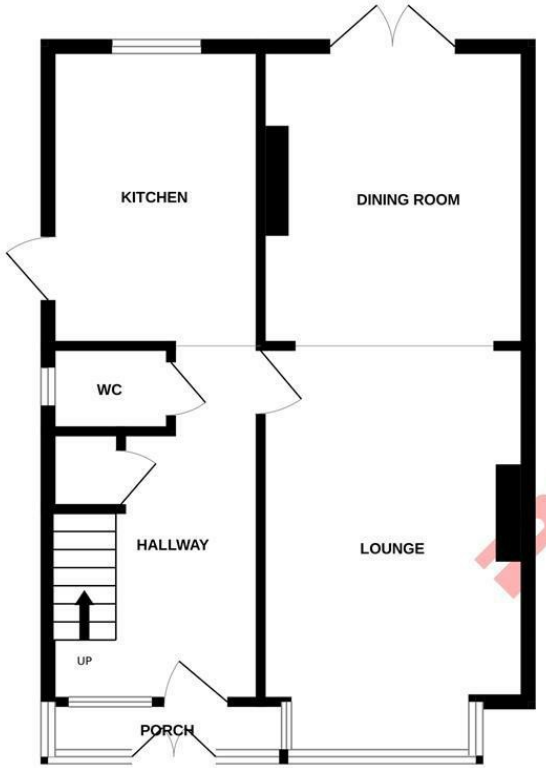




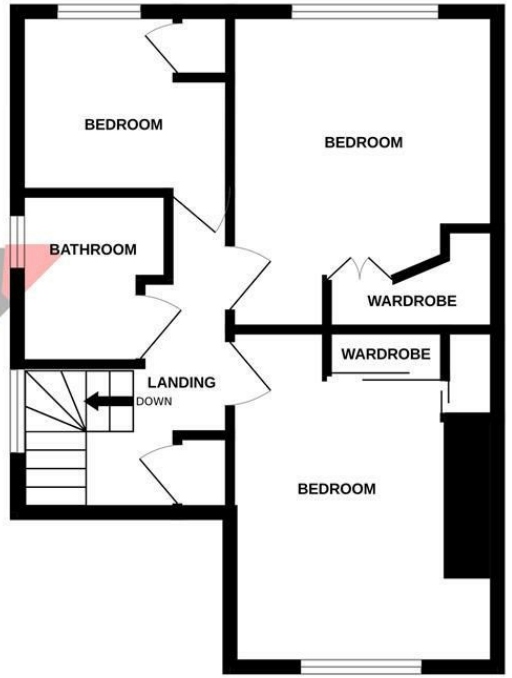




GROUND FLOOR

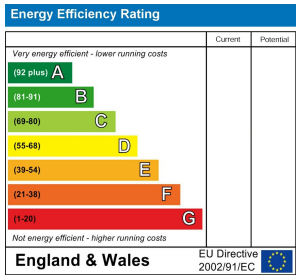


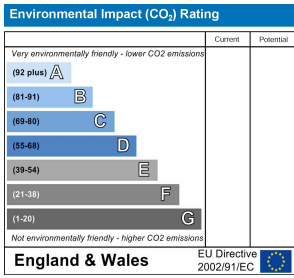
1ST FLOOR



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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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