



52 Birch Drive

Lordswood ME5 8YU

Price Guide £212,000



PRICE GUIDE £212,000 - £218,000 Nestled on Birch Drive in the charming area of Lordswood, this delightful one-bedroom house presents an ideal opportunity for first time buyers or those seeking a cosy retreat. The property boasts a neat and tidy interior, ensuring a warm and inviting atmosphere from the moment you step inside. Spanning 463 square feet, the home features a comfortable reception room that serves as the perfect space for relaxation or entertaining guests. The well-appointed bedroom offers a peaceful sanctuary, while the bathroom is conveniently located to meet your daily needs. One of the standout features of this property is its low maintenance garden, providing a lovely outdoor space to enjoy without the burden of extensive upkeep. Additionally, the inclusion of a garage adds valuable storage space and convenience, making it easier to keep your belongings organised.

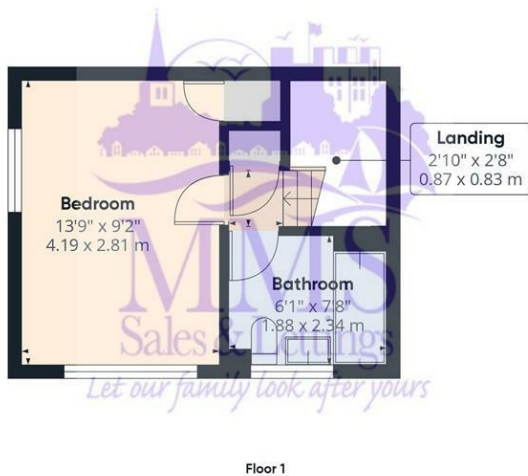
This charming house is not only a practical choice but also a wonderful place to call home. With its appealing features and prime location, it is sure to attract those looking for a comfortable living space in a friendly neighbourhood. Don't miss the chance to make this delightful property your own. EPC to be confirmed. Council tax B.



Area Map



Floor Plans



Approximate total area⁽¹⁾

445.1 ft²

Reduced headroom

18.68 ft²

(1) Excluding balconies and terraces

Reduced headroom

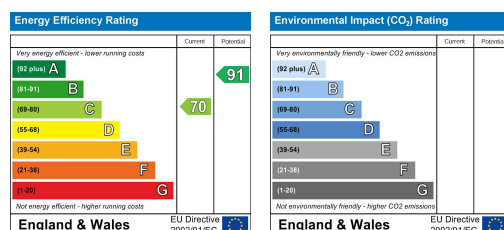
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

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