



Horton Grange Road, Lidget Green,

£154,995

***** CALL SUGDENS TO BE THE FIRST TO VIEW *****

**** MID TERRACE ** FOUR BEDROOMS ** OVER THREE FLOORS ****

**** FAMILY SIZED ACCOMMODATION ** OFF STREET PARKING ** REAR YARD ****

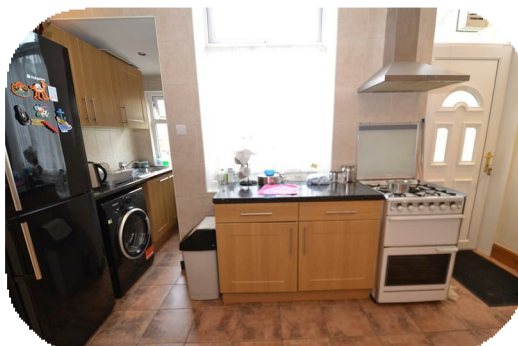
Spacious four bedroom mid terrace property offering family sized accommodation over three floors.

Ideally located within walking distance of amenities, shops and schools, the property would make an ideal purchase for a FTB/Young/Growing Family.

Briefly comprising hallway, lounge, dining kitchen, cellar, two first floor bedrooms and a house bathroom. There are two further attic bedrooms.

To the outside there is a enclosed yard to the rear offering potential off street parking.

Viewing Essential!!!



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Hall
 Radiator.

Lounge
 Log effect gas fire with marble fireplace surround and radiator.

Dining - Kitchen
 Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer and radiator.

Dining Room
 Gas fire with feature fireplace surround.

Cellar
 Useful storage space.

First Floor Landing

Bedroom One
 Radiator.

Bedroom Two
 Radiator.

Bathroom
 White three piece suite comprising panel bath, low flush wc, pedestal wash basin, radiator, tiled walls and floor.

Attic Bedroom Three
 Radiator.

Attic Bedroom Four
 Radiator.

Exterior
 Enclosed tarmac yard to the rear.

Council Tax Band
 B

Tenure
 FREEHOLD



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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