



## Fenwick Drive, Woodside,

**£149,950**

\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* MODERNISED THROUGHOUT \*\*  
\*\* SOUGHT AFTER LOCATION \*\* FAMILY SIZED \*\* GARDENS FRONT & REAR \*\*  
Offering family sized accommodation is this three bedroom semi detached property.  
Situated in a sought after location with amenities, schools and shops close by.

Having been modernised throughout and benefits from a modern fitted kitchen, house bathroom and large garden to the rear. The accommodation comprises of a vestibule, lounge, dining kitchen, cloaks/wc, three first floor bedrooms and a house bathroom. To the outside there is a large lawned gardens to the rear with a small garden to the front.



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## Lounge

14'1" x 11'2" (4.29m" x 3.40m")

Log effect gas fire with feature fireplace surround and radiator.



## Dining - Kitchen

14'0" x 9'8" (4.27m" x 2.95m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink, tiled walls & floor, radiator, plumbing for auto washer and useful storage cupboard.

## W/C

Two piece suite comprising low flush wc, pedestal wash basin, radiator and tiled walls & floor.



## First Floor Landing

Loft access.

## Bedroom One

11'11" x 9'11" (3.63m" x 3.02m")

Radiator.



## Bedroom Two

12'6" x 8'8" (3.81m" x 2.64m")

Radiator.

## Bedroom Three

9'0" x 6'5" (2.74m" x 1.96m")

Radiator.

## Shower Room

Modern three piece suite comprising walk in shower cubicle, vanity sink unit, low flush wc, tiled walls & floor.



## Exterior

To the outside there is a large lawned gardens to the rear with a small garden to the front.

## Council Tax Band

## 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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	