Sugdens
Sales & Lettings

Minorca Mount, Denholme,

£155,000

* JANUARY SALE * JANUARY SALE * JANUARY SALE * * * SEMI DETACHED * * THREE BEDROOMS * * TWO RECEPTION ROOMS * * HEART OF DENHOLME * *
* * IDEAL FOR FTB/YOUNG FAMILY * * GARDENS FRONT & REAR * *
This spacious three bedroom semi detached property is ideally located in the heart of Denholme Village which offers amenities, shops, bus routes and schools near by.
The property benefits from two reception rooms, GCH & DG.
The property would appeal to a either a FTB/Young Family and briefly comprises of a vestibule, lounge, sitting room, dining kitchen, three first floor bedrooms and a house bathroom.
To the outside there is a garden to front and rear.

Entrance

Lounge
14'6" x 10'3" (4.42m" x 3.12m")
Electric fire with feature fireplace surround and radiator.

Sitting Room
10'2" x 8'5" (3.10m" x 2.57m")
Gas fire and radiator.

Dining Kitchen
13'4" x 11'1"' (4.06m" x 3.38m"')
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, cooker, integrated dishwasher, plumbing for auto washer and radiator.

First Floor Landing

Bedroom One
15'0" x 11'0" (4.57m" x 3.35m")
Modern fitted wardrobes and radiator.

Bedroom Two
10'3" x 9'7" (3.12m" x 2.92m")
Radiator.

Bedroom Three
10'5" x 6'0" (3.18m" x 1.83m")
Radiator.

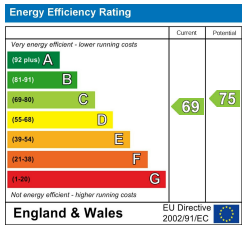
Bathroom
Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

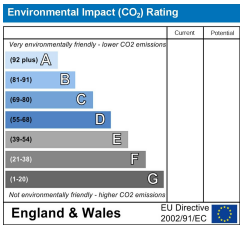
Exterior
Lawned garden to front and rear.

Council Tax Band
A

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.





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