



**Westfield Grove, Wrose,**  
**Offers In The Region Of £215,000**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* EXTENDED \*\***  
**\*\* CLOSE TO WELL REGARDED PRIMARY SCHOOL \*\* CUL-DE-SAC SETTING \*\* FAMILY SIZED \*\***  
**\*\* GARAGE (POTENTIAL TO CONVERT) \*\* GARDENS \*\* AMPLE PARKING \*\***

Occupying a sought after position and offering excellent family sized accommodation is this delightful three bedroom extended semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises entrance, lounge, dining room and medium oak effect fitted kitchen, three first floor bedrooms and a white house bathroom.

To the outside there are gardens to the front, side and rear, along with driveway and integral garage.



## Entrance

## Lounge

15'0" x 12'2" (4.57m" x 3.71m")

Coal effect gas fire with stone feature fireplace surround and radiator.

## Kitchen

7'3" x 7'3" plus recess (2.21m" x 2.21m" plus recess )

Medium oak effect fitted kitchen having a range of wall and base units incorporating laminate sink unit, gas oven & hob with extractor, plumbing for auto washer and plumbing for dishwasher.

## Dining Room

7'9" x 7'4" (2.36m" x 2.24m")

French doors leading to rear garden.

## First Floor Landing

## Bedroom One

15'8" x 8'1" (4.78m" x 2.46m")

Split into two rooms with two radiators.

## Bedroom Two

11'10" x 10'7" (3.61m" x 3.23m")

Radiator.

## Bedroom Three

10'3" x 8'5" (3.12m" x 2.57m")

Radiator.

## Bathroom

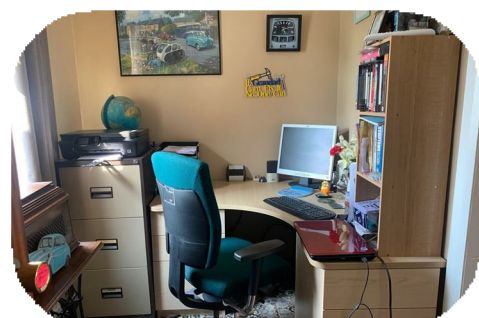
Three piece suite comprising panel bath, pedestal wash basin, low flush wc, part tiled and heated towel rail.

## Council Tax Band

C

## 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 |                                                                 | 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                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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