Sugdens
Sales & Lettings

Elm Road, Wrose,

£179,950

* SEMI DETACHED * THREE BEDROOMS * NO ONWARD CHAIN * POPULAR LOCATION *
* MODERN FITTED KITCHEN * GARDENS * GARAGE * IDEAL FTB/YOUNG FAMILY *
A fantastic opportunity for either first time buyer or young family to purchase this three bedroom semi detached house.
Benefits from gas central heating, upvc double glazing and alarm system.
The accommodation briefly comprises entrance, modern blue fitted dining kitchen, good sized lounge, three first floor bedrooms and a house bathroom.
To the outside there are gardens, driveway and garage.

Entrance

Dining Kitchen
12'9" x 9'9" (3.89m x 2.97m)
Fitted dining kitchen having a range of modern blue wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, part tiled walls, radiator and store cupboard.

Lounge
15'10" x 11'5" (4.83m x 3.48m)
With a stainless steel pebble effect electric fire, two radiators, laminated wood floor.

First Floor

Bedroom One
10'6" x 9'7" into robes (3.20m x 2.92m into robes)
With built in wardrobes and radiator.

Bedroom Two
9' x 8'5" (2.74m x 2.57m)
With built in wardrobes and radiator.

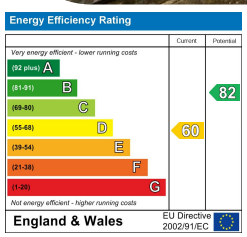
Bedroom Three
6' x 7'4" (1.83m x 2.24m)
With radiator.

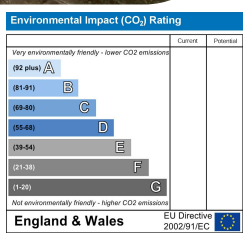
Bathroom
Three piece white suite comprising corner bath, low suite wc, pedestal wash basin, tiled walls and radiator.

Exterior
To the outside there are gardens to both front and rear, driveway to side and an oversized garage.

Directions
From our office in Idle village proceed straight up The High St, at the top continue straight onto Westfield Ln, turn right onto Wrose Rd, right onto Low Ash Rd, left onto Elm Rd.

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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