





LOOKING TO GET ON THE PROPERTY LADDER? WELL THIS THREE BEDROOM MID TERRACED HOUSE COULD BE THE ONE. Located on York Road in Dunscroft, this lovely house offers spacious accommodation and briefly comprises of entrance hall, living/dining room, kitchen/breakfast area, stairs, landing, three bedrooms, shower room, front/rear gardens and a single garage. A GREAT FIRST TIME BUYERS OPPORTUNITY OR POTENTIAL INVESTMENT.

ENTRANCE HALL

8' 6" x 8' 6" (2.61m x 2.60m) Offering a great buy in Dunscroft and is accessed via the front facing double glazed frosted door to the entrance hallway, with access door to the storage room/garage, door to the kitchen, storage cupboard and a tiled floor.

STORE ROOM

4' 10" x 3' 10" (1.49m x 1.18m) Located at the front of the property with an access door to the attached single garage and a double glazed door to the entrance hallway.

KITCHEN/BREAKFAST ROOM

13' 5" x 10' 9" (4.10m x 3.28m) A wonderful open plan kitchen/breakfast area with views over the rear garden via the rear facing double glazed window, rear facing double glazed frosted door, fitted kitchen units at eye and base level, with rolled top surfaces incorporating a single and half bowl sink with drainer unit, four ring electric hob with extractor hood above, single electric oven, space for a fridge/freezer, plumbing for a washing machine, radiator, laminate flooring, partially tiled splash backs above the work surfaces, breakfast bar and spotlights to the ceiling.



LIVING/DINING ROOM

20' 3" x 10' 3" (6.19m x 3.13m) Lovely bright and airy room with rear facing double glazed sliding doors to the garden, front facing double glazed window, two radiators, laminate flooring and stairs to the first floor landing.

STAIRS

Leading from the living/dining room to the first floor landing.

LANDING

7' 9" x 2' 9" (2.38m x 0.85m) Providing access to all bedrooms/shower room and benefitting from laminate flooring.

BEDROOM

11' 6" x 10' 0" (3.53m x 3.07m) Positioned at the front of the property with front facing double glazed window, radiator, boiler unit within a storage cupboard above the stairs, fitted wardrobes and laminate flooring.

BEDROOM

10' 10" x 9' 8" (3.32m x 2.95m) With front facing double glazed window, radiator and laminate flooring.

BEDROOM

8' 7" x 7' 6" (2.63m x 2.29m) Overlooking the rear gardens via the rear facing double glazed window, radiator, coving to the ceiling and laminate flooring.

SHOWER ROOM

8' 2" x 5' 5" (2.49m x 1.67m) A spacious shower room with a low flush WC, wash hand basin within a vanity unit, corner shower cubicle, spotlights to the ceiling, heated towel radiator and two rear facing double glazed frosted windows.







FRONT GARDEN

With a large frontage which is mainly laid to lawn and open access to the driveway providing off street parking in front of the garage.

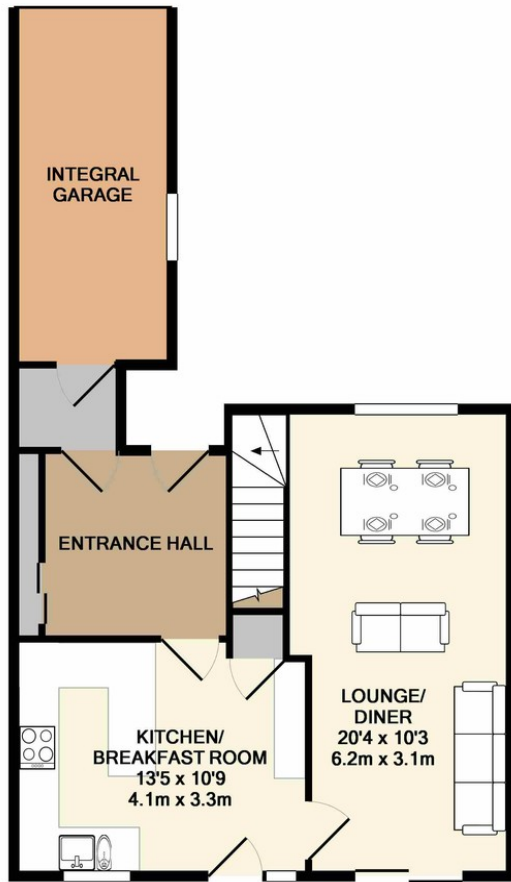
GARAGE

16' 2" x 8' 3" (4.93m x 2.52m) Single attached garage to the front with an up and over door.

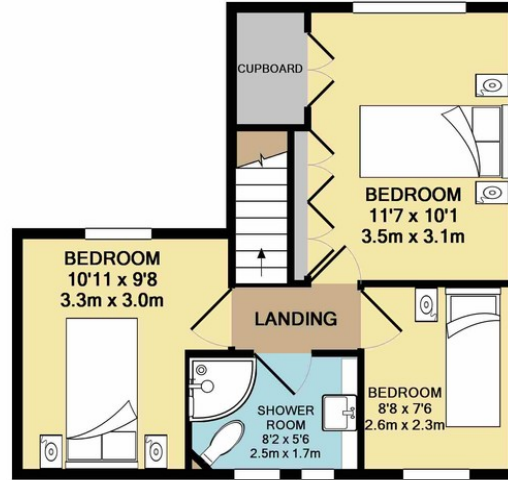
REAR GARDEN

Fence enclosed rear garden which has a central lawn area, surrounding shrub beds, paved patio, and a lean to above the patio.





GROUND FLOOR
APPROX. FLOOR
AREA 597 SQ.FT.
(55.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) 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 | |