





SUPERB EXTENDED THREE BEDROOM SEMI-DETACHED HOME ON CRABGATE LANE IN SKELLOW. This fabulous house has been modernised, extended and updated throughout to provide a beautiful move in ready property. The open plan living/dining/kitchen is the main selling feature of the house with a central island and doors leading out to the immaculately presented gardens. The property in brief comprises of entrance hallway, living room with bay window, open plan kitchen/dining/living space, stairs, landing, three bedrooms, bathroom, driveway, detached single garage, plus front and rear gardens. A **WONDERFUL OPPORTUNITY AND VIEWINGS ARE HIGHLY RECOMMENDED.**

ENTRANCE HALL

13' 3" x 5' 4" (4.06m x 1.64m) The front facing double glazed door leads to the lovely bright entrance hallway with stairs to the first floor, storage space beneath the stairs, radiator, front facing double glazed frosted window, coving to the ceiling and spotlights.

LIVING ROOM

12' 4" x 9' 10" (3.77m x 3.00m) Bright and airy reception space with front facing double glazed bay window overlooking the front garden, radiator, coving to the ceiling, television point and a telephone point.

KITCHEN/LIVING/DINING AREA

18' 0" x 18' 0" (5.51m x 5.49m) Fabulous extended part of the property which now provides a beautiful open plan entertaining space that any buyer would fall in love with, rear facing double glazed French doors to the patio, rear facing double glazed window, three rear facing double glazed velux style windows, two vertical radiators, modern



kitchen with fitted units at eye and base level, square edge work surfaces, four ring electric hob with extractor fan above, single electric oven, central matching island with work surfaces incorporating a single and half bowl sink with drainer unit, integrated dishwasher, spotlights to the ceiling, space for a freestanding American style fridge/freezer, under lighters above the work surfaces, partially tiled splash backs, laminate flooring, side facing double glazed door to the driveway, television point and telephone point.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 8" x 6' 3" (2.36m x 1.93m) With a side facing double glazed window, spotlights to the ceiling and a loft access point.

BEDROOM

12' 11" x 10' 3" (3.96m x 3.14m) Lovely double bedroom positioned at the front of the house with front facing double glazed window, radiator, coving to the ceiling and a television point.

BEDROOM

10' 8" x 9' 3" (3.26m x 2.82m) Further double bedroom overlooking the rear gardens via the rear facing double glazed window and a radiator.

BEDROOM

7' 7" x 9' 4" (2.32m x 2.87m) The smallest of the three bedrooms with front facing double glazed window, radiator, coving to the ceiling and a television point.







BATHROOM

8' 7" x 6' 0" (2.64m x 1.85m) Fabulous bathroom with a four piece suite comprising of low flush WC, wash hand basin, bath with central taps and feature tiling above, tiled walls throughout, separate shower cubicle with dual shower head, spotlights to the ceiling, heated towel radiator, extractor fan and a rear facing double glazed frosted window.

FRONT GARDEN

Small lawned area with shrub bed border, double gates provide access to the driveway and the garden is fence enclosed.

DRIVEWAY

Providing off street parking in front of the property.

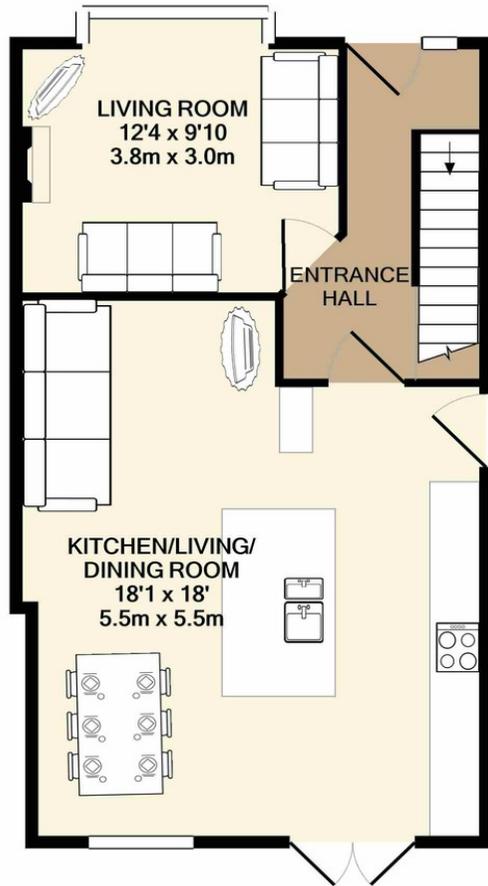
GARAGE

Single detached garage with access from the driveway.

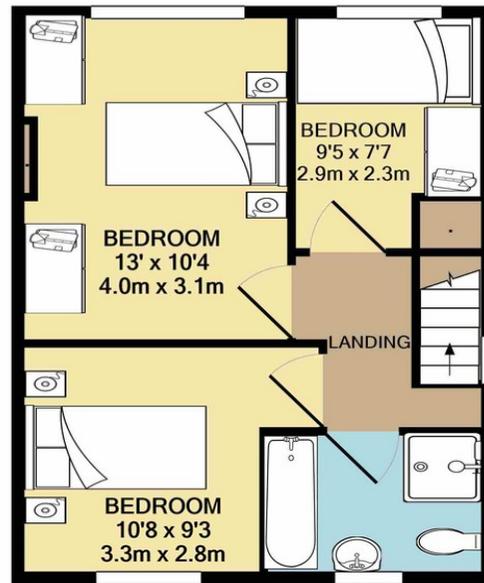
REAR GARDEN

Nicely maintained garden with a raised lawn, lower paved patio, raised gravel area, partial fence enclosure with a mature hedge to the rear and a side access door to the garage/storage building.





GROUND FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.2 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

