





**FANTASTIC THREE BEDROOM SEMI-DETACHED HOUSE WHICH HAS BEEN NICELY PRESENTED THROUGHOUT.** Delightful property located on Wilberforce Road in a popular family location, just a short walk to the local park/duck pond, local amenities such as supermarkets within half a mile and M18 access within 2 miles. This beautifully presented home has recently had a new kitchen fitted and briefly comprises of entrance hallway, living room, kitchen/diner, stairs, three bedrooms, bathroom, off street parking, plus front/rear gardens and storage outbuilding/W/C. **A GREAT BUY AND AVAILABLE WITH NO UPWARD CHAIN.**

#### **ENTRANCE HALL**

10' 11" x 5' 10" (3.35m x 1.80m) Providing access to this lovely home via the front facing double glazed frosted door to the entrance hallway, radiator, two storage cupboards and laminate flooring.

#### **LIVING ROOM**

12' 10" x 12' 9" (3.92m x 3.91m) Bright and airy living space with rear facing double glazed window, radiator, coving to the ceiling, laminate flooring and a decorative feature fireplace.



#### **KITCHEN/DINER**

10' 1" x 18' 11" (3.09m x 5.78m) Beautifully presented kitchen with recently fitted units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, space for an electric cooker/hob, extractor hood above, boiler unit housed in matching cupboard, plumbing for a dishwasher, space for a fridge/freezer, front facing double glazed window, radiator, tiled flooring and a rear facing double glazed French door to the garden.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

Providing further access to the bedrooms/bathroom, front facing double glazed window and a storage cupboard.

### BEDROOM

11' 9" x 10' 6" (3.59m x 3.22m) Overlooking the rear garden via the rear facing double glazed window and a radiator.

### BEDROOM

10' 3" x 10' 6" (3.13m x 3.21m) Further spacious double bedroom with rear facing double glazed window, radiator and fitted wardrobes.

### BEDROOM

8' 4" x 8' 3" (2.55m x 2.53m) Positioned at the front of the property with front facing double glazed window, radiator and a storage cupboard.

### BATHROOM

5' 4" x 8' 2" (1.65m x 2.49m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin, P-shaped bath with shower curtain rail mounted above, shower unit, heated towel radiator, tiled walls and a side facing double glazed frosted window.

### FRONT GARDEN

Double gates lead to the driveway, partial wall enclosure, laid to lawn area and side access to the rear garden via a gate.

### DRIVEWAY

Providing off street parking for one car.



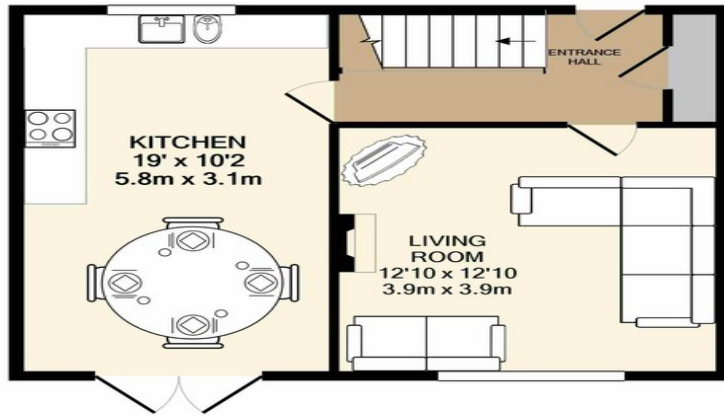
### REAR GARDEN

Generous rear garden, mainly laid to lawn with shrub beds, paved patio, storage outbuilding with space for appliances and an outdoor WC.

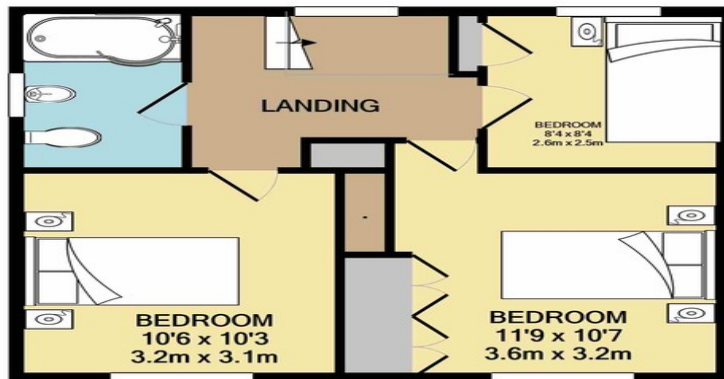








GROUND FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 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

