



'Huge potential for fantastic family home'

This semi-detached home has been impressively extended to offer spacious accommodation that is part way through a refurbishment. With a new kitchen/diner, utility and shower room, and many other areas just in the need of cosmetics finished off. The property offers an excellent opportunity to acquire a great family home with the option of putting your own stamp on the finishing touches.

The property comprises of driveway to front, large garage, porch, entrance hall, lounge, kitchen/diner, utility, side lobby with storage off. To the first floor two bedrooms, the main with walk in wardrobe off that is easily converted back to a third bedroom, and shower room. Finally the garden to the rear.

For further information or to arrange your viewings contact the office.

Approach

Tarmac drive offering parking, lawn and access to garage and porch.

Porch

Double glazed window and door to front.

Entrance Hall

Window to side, stairs with storage below and central heating radiator.

Lounge

11'9" x 12'1" (3.6 x 3.7)

Double glazed window to front, feature media wall with electric fire.

Kitchen/Diner

11'9" max 7'10" min x 18'0" (3.6 max 2.4 min x 5.5)

Double glazed window and French doors to rear garden, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, microwave, dishwasher and central heating radiator.

Utility

5'6" x 9'2" (1.7 x 2.8)

Double glazed window to rear, base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine.

Side Lobby

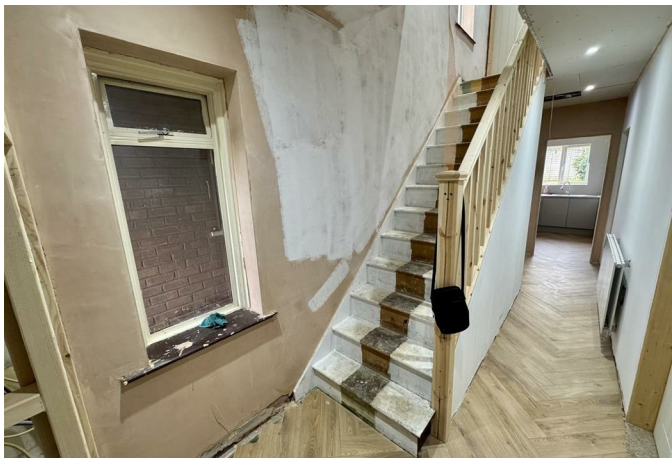
Door to front and with cupboard and garage off.

Garage

Main door to front, rear door, cupboard off and double glazed window to rear.

Landing

Cupboard, loft access and doors off and double glazed window to side.



Bedroom One
12'1" x 10'5" (3.7 x 3.2)

Double glazed window to front and central heating radiator.

Walk in wardrobe/Potential bedroom three
7'2" x 9'2" max 5'10" min (2.2 x 2.8 max 1.8 min)

Double glazed window to front.

Bedroom Two
9'2" x 9'10" (2.8 x 3.0)

Double glazed window to rear, central heating radiator and cupboard off.

Bathroom

Double glazed window to side, WC, wash hand basin with mixer tap and storage below, shower, heated towel rail, tiled floor and splash backs and extractor fan.

Rear Garden

Patio, lawn, steps up to path and all with fencing to enclose.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3.

Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band C





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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