

Details as provided by the vendor



1 Ely Street, New Rossington

A well presented four bedroom semi detached property situated in a sought after cul-de-sac location with extension and conservatory to the rear, larger than average gardens, garage and off road parking.

This much improved property offers generous family living accommodation and boasts a contemporary breakfast kitchen, spacious sitting room with multi fuel stove and open plan access to the dining room and conservatory, good sized bedrooms, stylish family bathroom, Upvc double glazing, composite door, and a modern gas combi boiler with remaining warranty.

This wonderful home may appeal to a growing family and briefly comprises of: Entrance hall, breakfast kitchen, sitting room, dining room, conservatory, family bathroom, first floor landing, four bedrooms.

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ENTRANCE HALL

BREAKFAST KITCHEN



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12' 11" x 8' 8" (3.94m x 2.64m)



BREAKFAST KITCHEN



SITTING ROOM

17' 10" x 11' 11" (5.44m x 3.63m)



SITTING ROOM



DINING ROOM

9' 9" x 9' 5" (2.97m x 2.87m)



DINING ROOM



CONSERVATORY

12' 6" x 9' 1" (3.81m x 2.77m)



BATHROOM

7' 3" x 5' 4" (2.21m x 1.63m)



FIRST FLOOR LANDING

BEDROOM 1

11' 5" x 8' 0" (3.48m x 2.44m)



BEDROOM 2

12' 5" x 8' 5" (3.78m x 2.57m)



BEDROOM 2



BEDROOM 3

11' 6" x 9' 1" (3.51m x 2.77m)max



BEDROOM 3



BEDROOM 4

10' 6" x 8' 8" (3.2m x 2.64m)Max



GARDEN



GARDEN



GARDEN



GARDEN



GARDEN



DATED - 12/07/2023

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that

this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

