

stuart
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- CUL DE SAC LOCATION
- PERFECT FOR FIRST TIME BUYERS
- LARGER THAN AVERAGE GARAGE
- PLENTY OF OFF STREET PARKING

16 Birchwood, Benfleet, Essex, SS7 4NL

Guide Price £285,000

An end terraced 3 bedroom property which is just waiting for its new owner to put their own stamp on located in a cul de sac within walking distance of local shops and Woodside Park as well as being in the dual catchment area for both The Appleton School and King John. Garage and off street parking.



Property Description

HALL

Entrance into the hallway with stairs to first floor. Radiator. Carpet. Room thermostat.

LOUNGE/DINER

15' 02" x 11' 04" (4.62m x 3.45m) Entrance via a fully glazed door, the lounge has double glazed patio doors leading to the garden. Electric wall hung fire. 2 radiators. Carpet.

KITCHEN

8' 10" x 6' 09" (2.69m x 2.06m) The kitchen comprises a range of eye and base level units with cream work surface over and one and a half stainless steel sink. Splash back tiling. Plumbing for washing machine. Fridge and freezer to remain. Space for gas stove. Wall mounted combination boiler. Carpet. Double glazed window to the front.

GROUND FLOOR WET ROOM

The property has a wet room with pedestal hand wash basin. Electric shower. Close coupled WC. Window to side with obscure glass. Radiator.

BEDROOM ONE

16' 09" x 8' 10" (5.11m x 2.69m) Located to the rear of the property there is a double glazed window overlooking the garden. Radiator.

BEDROOM TWO

12' 02" x 9' 06" (3.71m x 2.9m) The second bedroom is to the front of the property with a double glazed window. Radiator. Carpet.

BEDROOM THREE





12' 03" x 7' 03" (3.73m x 2.21m) This bedroom has 2 eaves storage cupboards. Window to the rear. Carpet. Some restricted head height.

GARAGE

The garage is a good size as it runs the whole length of the property with power and lighting.

FRONT GARDEN

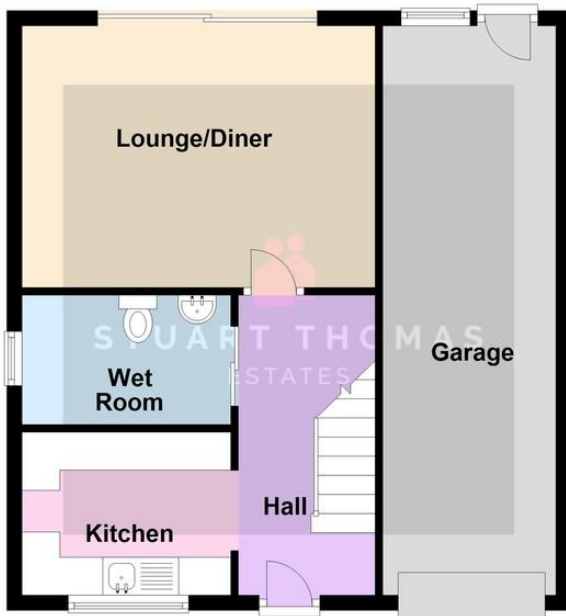
There is good sized off street parking with personal access to the side of the property with the remainder laid to lawn.

REAR GARDEN

A good sized rear garden which is approximately 55' (unmeasured). It commences with a small patio area with the remainder laid to lawn. There is a personal door to the rear of the garage.



Ground Floor

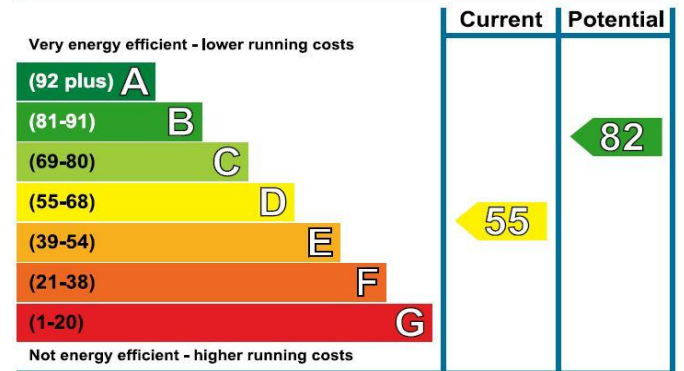


First Floor



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon.
Plan produced using PlanUp.

Energy Efficiency Rating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements