



When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



**ROSS** Estate  
Agencies

Mon – Fri 9am – 5pm  
Saturday 9am – 12 noon  
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- Well Presented Family Home
- Excellent Living Accommodation
- Hallway, Spacious Lounge
- Fitted Kitchen/Diner
- 3 Bedrooms
- Family Bathroom
- Central Heating, Double Glazing
- Gardens To Front/Side/Rear
- Viewing Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this end-terrace family home in the popular residential area, close to local schools, transport links, etc. The property comprises of entrance hallway giving access to spacious lounge, fitted kitchen/diner, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, front/side lawned gardens with an enclosed rear garden with raised decked area, fishpond and gazebo. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/moon.veal.fend>

FRONTAGE

Front/side garden with lawned area, access gate to rear and a double glazed door to

ENTRANCE HALLWAY

Stairs to first floor, laminate flooring and a radiator

LOUNGE

15' 3" x 14' 10" (4.67m x 4.54m)

Double glazed windows, under stairs storage, feature fire surround with coal effect fire and a coved ceiling

KITCHEN/DINER

18' 7" x 8' 9" (5.67m x 2.67m)

Double glazed windows, double glazed doors, fitted wall and base drawer units with work tops to compliment, stainless steel one and a half bowl sink

unit with mixer taps, plumb for washer, integrated fridge/freezer, integrated oven, 4 ring hob with extractor over and a tiled splash

LANDING

Double glazed window with pleasant views, access to loft, a storage cupboard and doors to

BEDROOM 1

13' 6" x 10' 6" (4.13m x 3.22m)

Double glazed windows (3) with pleasant views and a radiator

BEDROOM 2

10' 9" x 10' 2" (3.30m x 3.12m)

Double glazed window and a radiator

BEDROOM 3

8' 10" x 8' 3" (2.71m x 2.54m)

Double glazed with pleasant views and a radiator

BATHROOM

Double glazed frosted window, fitted 3 piece suite low level W.C, feature hand wash basin with vanity unit/mixer taps, panel enclosed bath with mixer taps/shower head, paneled walls, paneled ceiling and a radiator

GARDEN

Rear enclosed garden with raised decked area, seating area with fish pond and pergola, storage shed, outside electrics, water tap and paved seating area

VIEWING

Key accompanied

Draft particular subject to client approval

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT

\*\*This is non refundable once the AML check has been carried out\*\*

