

# Brightestmove



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.  
 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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## Greenland Road, Worle, BS22 8JP

- ✓ 1930s Style Semi Detached House
- ✓ 3 Bedrooms
- ✓ Refitted Kitchen Diner
- ✓ Refitted Bathroom
- ✓ Double Glazing & Gas Central Heating
- ✓ Large South Facing Garden
- ✓ Large Single Garage
- ✓ Off Road Parking
- ✓ Cul-de-Sac Position
- ✓ Popular Milton Location

**Asking Price: £279,950**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. WCH Capital Ltd trading as Brightestmove and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of WCH Capital Ltd trading as Brightestmove or the vendors.

Equipment: WCH Capital Ltd trading as Brightestmove has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

**\*\*\*LARGE SUNNY GARDENS\*\*\* CLOSE TO MILTON SHOPS\*\*\* Brightestmove are pleased to offer to the market this 3 bedroom 1930s style semi detached house situated in a cul-de-sac in Milton. The accommodation briefly comprises; hallway, lounge, kitchen/diner to the ground floor, with 3 bedrooms and family bathroom to the first. Enjoying large sunny rear gardens and further benefiting from off road parking and shared drive leading to a larger than average garage with additional storage/workshop facilities. Located in the heart of Milton with local amenities within walking distance to include shops in both Worle & Milton and local primary and secondary schools also within ease reach. Early viewing is advised. EPC Rating Pending**

#### **HALLWAY**

Stairs to first floor, uPVC double glazed window to side, door to:

#### **LOUNGE**

13' 7" x 12' 10" (4.14m x 3.91m) uPVC double glazed bay window to front, radiator, door through to:

#### **KITCHEN/DINER**

12' 2" x 9' 10" (3.71m x 3m) Refitted kitchen consisting of a range of modern floor and wall units with work surface over 4 ring gas burner hob with electric oven under and extractor hood over, space for fridge freezer, plumbing for washing machine, double glazed window to side aspect, double glazed French Doors opening onto Garden.

#### **FIRST FLOOR LANDING**

uPVC window to side, doors to all first floor rooms, access to roof space.

#### **BEDROOM 1**

13' 7" x 10' 9" (4.14m x 3.28m) uPVC double glazed bay window to front, radiator.

#### **BEDROOM 2**

10' 10" x 10' 2" (3.3m x 3.1m) uPVC double glazed window to rear.

#### **BEDROOM 3**

7' 9" x 5' 10" (2.36m x 1.78m) uPVC double glazed window to front.

#### **BATHROOM**

Refitted white suite comprising panelled bath with shower over, close coupled WC, pedestal wash hand basin, tiling to splash back areas, extractor, uPVC double glazed obscure window to rear.

#### **GARDEN**

A real feature of the property the large south facing rear garden enjoys maximum sunshine throughout the day. Laid predominantly laid to lawn with decked area to rear of property, pedestrian access to:

#### **DRIVEWAY**

Parking to front with shared drive access to:

#### **GARAGE**

Larger than average detached garage with up and over door, power and light. Fixed stairs access to mezzanine floor storage/hobby room.

#### **TENURE**

The seller advises us the property is freehold. Council Tax band B

