

FairwayWansbeck Estate, Stakeford

- Three Bedroom
- No Onward Chain
- Popular Wansbeck Estate
- Generous rear garden
- Council Tax Band: B/ EPC:C/ Freehold







ROOK MATTHEWS SAYER

Fairway

Wansbeck Estate, Stakeford

To be sold with no onward chain this three bedroom semi detached property would make a lovely home for those looking in the always sought after Wansbeck estate in Stakeford. In need of some updating the property briefly comprises; entrance porch, hallway, lounge and dining room, kitchen and separate utility room, stairs to the first-floor landing, three good size bedrooms and a four-piece family bathroom. Externally the property has a good size garden to the rear with lawn and patio area and an enclosed garden to the front with driveway leading to the single garage. Close to local schools, shops and amenities this property must be viewed early to avoid disappointment.

Entrance Porch

UPVC entrance door, double glazed windows, laminate flooring, sliding patio door to: **Entrance Hallway**

Stairs to first floor landing, single radiator, storage cupboard (housing electrics) Lounge/Dining Room 27'11 max including both bay windows x 11'05 max $(8.51 \text{m} \times 3.48 \text{m})$

Double glazed bay window to front and rear, two radiators, fire surround, television point, coving to ceiling.

Kitchen 10'09 x 9'05 including door recess (3.28 x 2.87)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work top surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, coving to ceiling, vinyl flooring, door to utility.

Utility Room

Double glazed window to rear, double glazed door to rear, electric hob with oven and grill, vinyl flooring, plumbed for washing machine, double radiator.

First Floor Landing

Double glazed window to the side, built in storage cupboard housing combi boiler. **Loft**

Insulated.

Bedroom One 11'07 x 7'11 + door recess + wardrobes (3.53m x 2.41m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, coving to ceiling.

Bedroom Two 11'07 x 10'10 (3.35m x 3.30m)

Double glazed window to rear, single radiator, television point.

Bedroom Three 8'09 x 7'08 max (2.67m x 2.33m)

Double glazed window to front, single radiator, coving to ceiling.

Bathroom/ Wc 8'07 x 5'05 (2.62m x 1.65m)

Four-piece white suite comprising of; panelled bath, shower cubicle, low level wc, wash hand basin (set in vanity unit), spotlights, double glazed window to rear, double radiator, tiling to walls, extractor fan.

External

Front garden laid mainly to lawn, bushes and shrubs, driveway leading to garage. To the rear, garden laid mainly to lawn, patio area, bushes and shrubs, water tap, garden shed.

Attached single garage with electric door, power and lighting.

Tenure

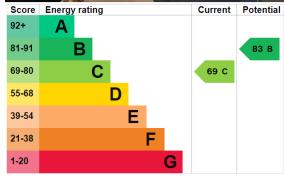
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C/ EPC Rating: B BD007848/CM/SO/06.10.23/V.1









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