



## 16 Parry Drive

Whitburn, SR6 7BG

£189,950



Parry Drive is conveniently situated, providing easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a friendly community. This semi-detached home has been thoughtfully updated featuring fresh decor and new flooring throughout, providing a modern and inviting atmosphere. With the property recently re-plastered and re-wired, you can enjoy peace of mind knowing that essential updates have been made. Offering three bedrooms with a modern new white bathroom suite, two reception rooms and a fitted kitchen, there is ample drive parking and South aspect rear gardens. With no onward chain, this is ready to move into and would be ideal for a couple or young family.



### Entrance hall

Stairs to the first floor, cupboard under, radiator

### Living room 12'4" x 11'1" (3.76 x 3.38)

Spot lights to the alcoves, radiator

### Dining room 11'3" x 10'6" (3.44 x 3.21)

Patio doors to the garden, radiator

### Kitchen 11'3" x 7'10" (3.43 x 2.40)

Fitted with wall and base units with contrasting work surfaces housing a sink unit, gas hob with filter hood over, eye level oven, microwave and a washer, door to the garden

### First floor

Landing

### Bedroom 1 11'2" x 11'1" (3.42 x 3.40)

Radiator

### Bedroom 2 11'4" x 9'10" (3.47 x 3.01)

Radiator

### Bedroom 3 8'9" x 8'3" (2.69 x 2.54)

Radiator

### Bathroom

Three piece suite in white comprising a bath, wash basin and WC, spot lights and a radiator

### External

Block paved and gravel front garden providing ample off street parking. To the rear are mature planted gardens with lawn area.

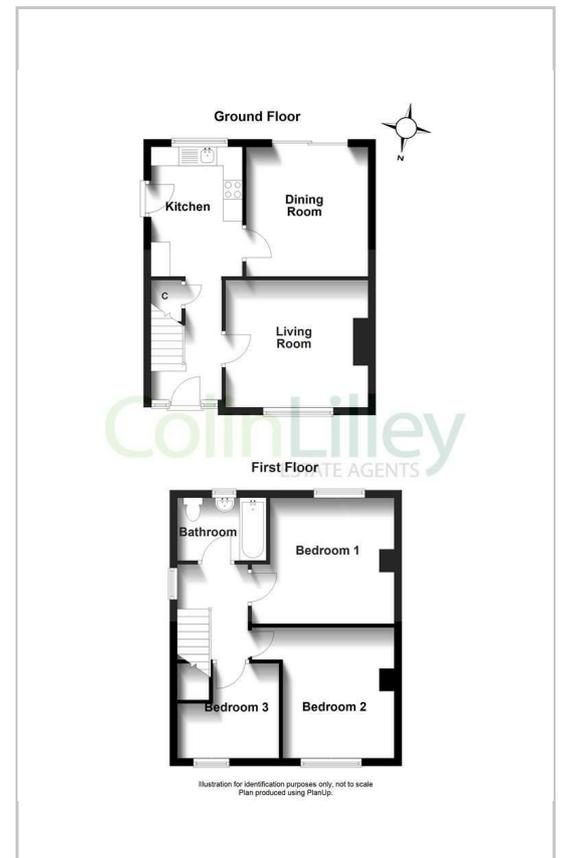
### Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 11 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Vodafone and EE limited, Three unlikely.

### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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