



**Windsor Court, DL4 1PP**  
**2 Bed - House - Mid Terrace**  
**£87,500**

**ROBINSONS**  
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Robinsons are delighted to offer for sale this very well presented two-bedroom mid terraced house. The property is chain free and would in our opinion make an ideal purchase for first time buyers and young families alike.

The accommodation briefly comprises lounge, conservatory and kitchen to the ground floor, whilst to the first floor there are two double bedrooms and modern shower room. Externally there is a driveway to the front allowing off street parking and enclosed garden to the rear.

To arrange a viewing please call Robinsons on 01388 458111

#### **Shower Room**

Fitted with a modern three-piece suite comprising Double shower cubicle with mains fed shower, pedestal wash basin, low level WC, tiled splash backs, extractor fan and opaque uPVC double glazed window.

#### **EXTERNAL**

To the front of the property there is a tarmac driveway allowing parking for one vehicle, whilst to the rear there is a fence enclosed garden laid to lawn and gravel with paved patio and timber shed.

### **GROUND FLOOR**

#### **Entrance Porch**

Entered via a uPVC double glazed door front the front and with uPVC double glazed window and part glazed door to the hallway.

#### **Entrance Hall**

With stairs to the first floor and archway to the kitchen.

#### **Kitchen**

11'6 x 5'10 (3.51m x 1.78m)

Fitted with a range of wall and base units with contrasting wood effect worktops incorporating single drainer stainless steel sink unit with mixer tap electric hob with extractor hood, eye level double oven, integrated fridge, freezer and dishwasher, tiled splashbacks, plumbing for and automatic washing machine, wall mounted gas central heating boiler and uPVC double glazed window to the front.

#### **Lounge**

13'2 x 11'9 (4.01m x 3.58m)

Situated to the rear with under stair storage cupboard and uPVC sliding patio doors leading to the conservatory

#### **Conservatory**

UPVC double glazed and with French doors leading to the rear garden.

### **FIRST FLOOR**

#### **Bedroom 1**

11'10" x 8'11" (3.61 x 2.74)

Situated to the rear with television point and uPVC double glazed window

#### **Bedroom 2**

9'1" x 8'7" (excluding robes) (2.77 x 2.62 (excluding robes))

With built in wardrobes having mirrored sliding doors, over stair storage cupboard, television point and uPVC double glazed window to the front.







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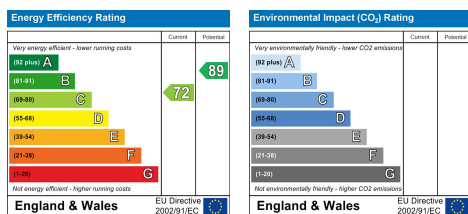
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