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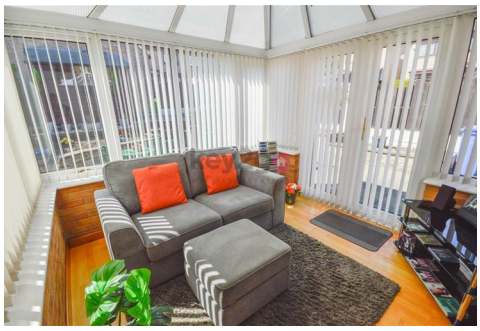
ESTATE AGENTS

Marketing Preview















42 Elcroft Gardens, Sothall, S20 1GY

£200,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1











A fantastic opportunity to purchase this beautifully presented two double bedroom semi-detached property situated on a corner plot in a popular residential area. Offering newly fitted kitchen, conservatory, generous sized garden and off road parking. Close to Crystal Peaks and Drakehouse Retail Park. Good road links to the City Centre, M1 Motorway and transport links. Perfect for first time buyers or families alike!

SUMMARY

A fantastic opportunity to purchase this beautifully presented two double bedroom semi-detached property situated on a corner plot in a popular residential area. Offering newly fitted kitchen, conservatory, generous sized garden and off road parking. Close to Crystal Peaks and Drakehouse Retail Park. Good road links to the City Centre, M1 Motorway and transport links. Perfect for first time buyers or families alike!

HALLWAY

Enter via uPVC door into the hallway with ceiling light, radiator and an under stairs storage cupboard. Door to the lounge and kitchen.

LOUNGE 13'4" x 10'8"

A bright and spacious reception room with carpeted flooring, neutral decor and wall mounted electric fire. Two ceiling lights, radiator and window. Stair rise to the first floor.

KITCHEN/DINER 13'4" x 8'10"

Comprising of wall and base units, worktops and tiled splash backs. Stainless steel sink with mixer tap. Electric cooker, gas hob and extractor fan. Space for a full size fridge/freezer, under counter space for a washing machine and space for a dishwasher. Two ceiling lights, radiator and window. Neutral decor and tiled flooring.

CONSERVATORY 9'1" x 9'6"

A spacious extra living space with laminate flooring, ceiling fan light and a radiator. UPVC door onto the rear garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light, radiator and window. Doors to the two bedrooms and bathroom.

BEDROOM ONE 11'1" x 8'11"

A good sized double bedroom with carpeted flooring, neutral decor and fitted wardrobes with sliding doors. Ceiling light, radiator and window to the rear.

BEDROOM TWO 7'5" x 10'9"

A second double bedroom with carpeted flooring, neutral decor and fitted wardrobes. Ceiling light, radiator and window to the front.

SHOWER ROOM 5'7" x 7'7"

Comprising of corner shower with plumbed in shower, WC and sink. Spotlighting, radiator and obscure glass window. Tiled walls and tiled flooring.

OUTSIDE

To the front of the property is a lawn area and path to the side of the property with a second lawn.

To the rear of the property is a patio, concrete driveway, shed and flower beds.

PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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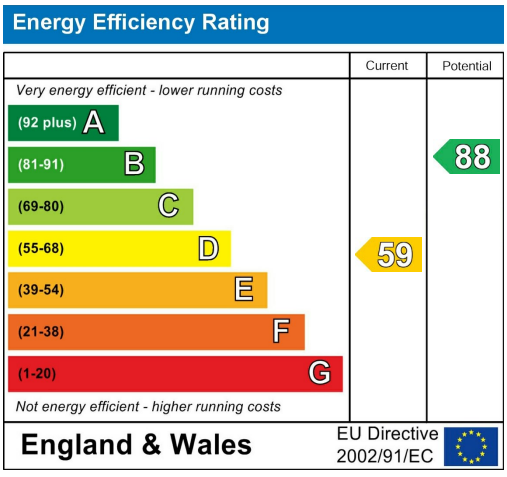



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