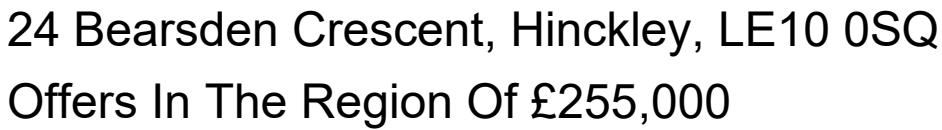


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PROPERTY MISDESCRIPTIONS ACT 1991



24 Bearsden Crescent, Hinkley, LE10 0SQ

Offers In The Region Of £255,000

A immaculately presented 3 bedroom semi detached house, ideally located in a popular and sought after cul-de-sac location. Additional benefits of gas central heating (Condensing combination boiler), PVCu double glazed windows and doors, PVCu fascia and soffit, 2 car driveway, detached larger than average garage and cavity wall insulation.

Ideally located close to all local amenities, to include local shops, schools and public transport services. Accessible for commuting to all major road links such as the M69, M1 and A5.

MUST BE VIEWED.

Fully enclosed porch

5'4" x 3'6"
Obscure PVCu double glazed door and obscure PVCu double glazed window.

Reception hall

13'5" x 5'6"
Staircase to the first floor, store cupboard, under stairs cupboard, radiator, coving and smoke alarm.

Attractive lounge (front)

14'2" x 11'4"
PVCy double glazed window, radiator, laminate floor and down lights to the ceiling.

Modern breakfast kitchen/ dining room (rear)

17'1" x 9'6"
Stainless steel sink unit, range of attractive base and wall units (8 base and 5 wall), finished in high gloss white, associated work surfaces, integral breakfast bar, plumbing for a washing machine and dish washer, split level gas hob, electric fan assisted oven, extractor hood, under stairs cupboard with a wall mounted fan assisted condensing combination boiler (Worcester Green star 30 ! ErP), obscure PVCu double glazed windows, obscure PVCu double glazed door.

Bedroom 1 (front)

8'9" (max) x 7'3" (max)
Obscure PVCu double glazed side window, roof void access hatch, smoke detector and laminate floor.



Bedroom 2 (rear)

10'9'5" (max) x 10'7" (max)
PVCu double glazed window, radiator and laminate floor.
8'10" x 7'1"
PVCu double glazed window, radiator and laminate floor.

Bedroom 3 (front)

19'8" x 9'10"
with up and over door, light and power points and side glazed window.

Modern fully tiled bathroom (rear)

7'3" x 5'7"
Full suite in white comprising of panel bath, wash hand basin in vanity unit with two base doors finished in high gloss white, low flush wc, ceramic tiled floor, chrome ladder styled radiator and obscure PVCu double glazed window.

Outside

Front low maintenance garden with 2 car driveway. Double doors leading to secure parking and detached rear garage.. Maximum driveway width 2.10m.
Enclosed rear garden, with an established lawn, patio, water tap and light .

