



Swinhoe Gardens Wideopen

Offered for sale with no onward chain a well appointed traditional semi detached house with kitchen extension, ground floor WC and southerly facing garden. The property is ideally suited for a growing family and is well positioned for access to local shops, amenities, transport links and excellent schools.

The property comprises entrance porch leading the hallway with staircase leading to the first floor. There is a sitting room to the front with bay window which has open access to the dining room with French doors leading to the rear garden. There is a large kitchen extension to the rear fitted with a range of modern wall and base units. There is also a ground floor WC. To the first floor are three bedrooms and a family bathroom with shower. There is a private southerly facing garden to the rear together with driveway to the front leading to an attached garage with up and over doors. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

Offers Over £210,000

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Swinhoe Gardens

Wideopen

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and side.

ENTRANCE HALL

Part glazed entrance door, staircase to first floor with spindle banister, radiator.



W.C.

Low level WC.

LOUNGE 13'6 (into bay) x 13'3 (into alcove) (4.11 x 4.04m)

Double glazed bay window to front, feature fireplace, marble inset and hearth, living flame effect gas fire, radiator.

DINING ROOM 16'7 x 8'2 (5.05 x 2.49m)

Door to WC/garage.



KITCHEN 14'1 x 9'0 (4.29 x 2.74m)

Fitted with a range of wall and base units, single drainer sink unit, built in double oven, built in gas hob, extractor hood, space for automatic washer, tiled splash back, double glazed windows to rear, laminate flooring.

BEDROOM ONE 13'5 (into bay) x 11'9 (into alcove) (4.09 x 3.58m)

Double glazed bay window to front, radiator.

BEDROOM TWO 12'3 x 8'10 (3.73 x 2.69m)

Double glazed window to rear, radiator.



BEDROOM THREE 8'0 x 7'9 (to include bulkhead) (2.44 x 2.36m)

Double glazed window to front, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, airing cupboard housing combination boiler, extractor fan, double glazed frosted window, access to loft space.

FRONT GARDEN

Laid mainly to lawn, driveway.

REAR GARDEN

Laid mainly to lawn, southerly facing, fenced boundaries, greenhouse.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from May 1954

Ground Rent: £9 per annum

Service Charge: N/A

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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