

£275,000

29 Beresford Crescent, Westlands



- NO UPWARD CHAIN!
- THREE BEDROOMS
- HEART OF THE WESTLANDS!
- MODERN BATHROOM
- ATTRACTIVE GARDENS
- DRIVEWAY PARKING
- GARAGE
- GREAT OPPORTUNITY
- VIEWING RECOMMENDED

A fantastic opportunity in the heart of the Westlands! Could Beresford Crescent be your new home? This traditional semi-detached house offers three bedrooms, large dual aspect reception room, spacious kitchen, modern bathroom and attractive rear garden space. Ample parking to the front leading to the garage. This property is offered with no upward chain. Book your viewing now!

29 Beresford Crescent, Westlands

PORCH

HALLWAY

Fitted carpet, central heating radiator, under stairs store.

DINING AREA

10'11" x 10'11" (3.33m x 3.33m)

Fitted carpet, central heating radiator, double glazed bay window.

LOUNGE AREA

14'0" x 10'11" (4.27m x 3.33m)

Fitted carpet, central heating radiator, double glazed bay window, fireplace with electric fire.

KITCHEN

14'0" x 10'11" (4.27m x 3.33m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. two central heating radiators, double glazing, tiled floor, pantry.

FIRST FLOOR

LANDING

Fitted carpet, double glazing.

BEDROOM ONE

15'8" x 9'1" to wardrobes (4.78m x 2.77m)

Laminate flooring, central heating radiator, double glazing, fitted wardrobes.

BEDROOM TWO

12'0" x 9'9" (3.66m x 2.97m)

Laminate flooring, double glazing, central heating radiator.

BEDROOM THREE

6'11" x 6'8" (2.11m x 2.03m)

Laminate flooring, central heating radiator, double glazing, fitted wardrobes, access to loft.

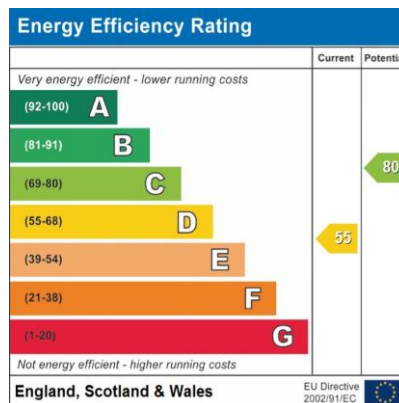
BATHROOM/WETROOM/WC

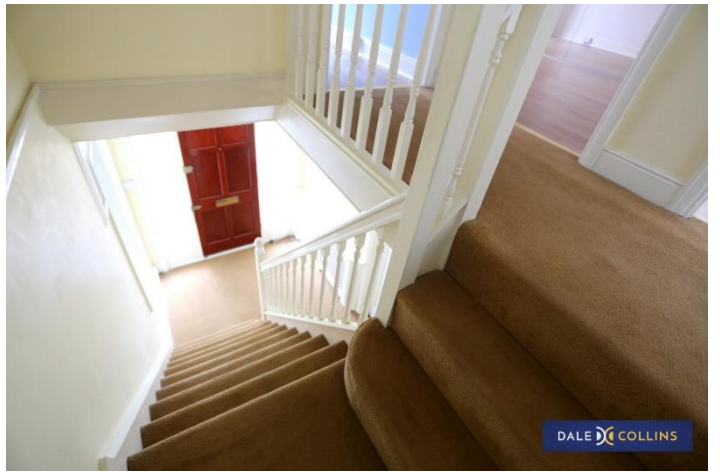
7'11" x 6'8" (2.41m x 2.03m)

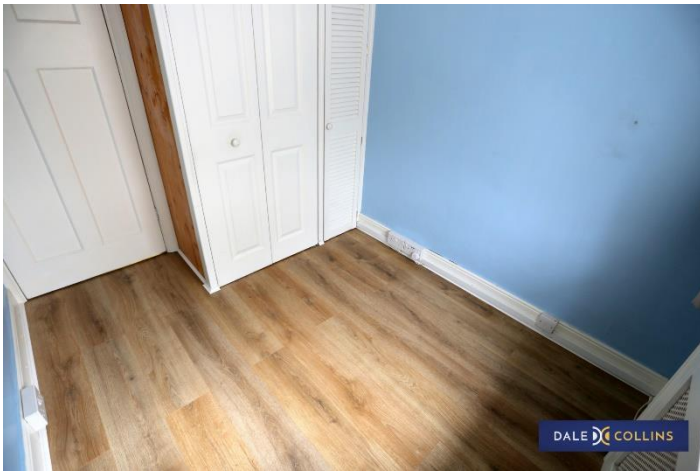
Panelled bath, vanity wash hand basin, low level WC, shower, central heating towel radiator, access to loft. Store housing combi boiler, double glazing.

EXTERNALLY

Front garden adjoined by a driveway leading to an attached garage. Lovely enclosed rear garden with established trees, paved patio area and lawn. There is access to the garage which has power and lighting. Further store with power and lighting.

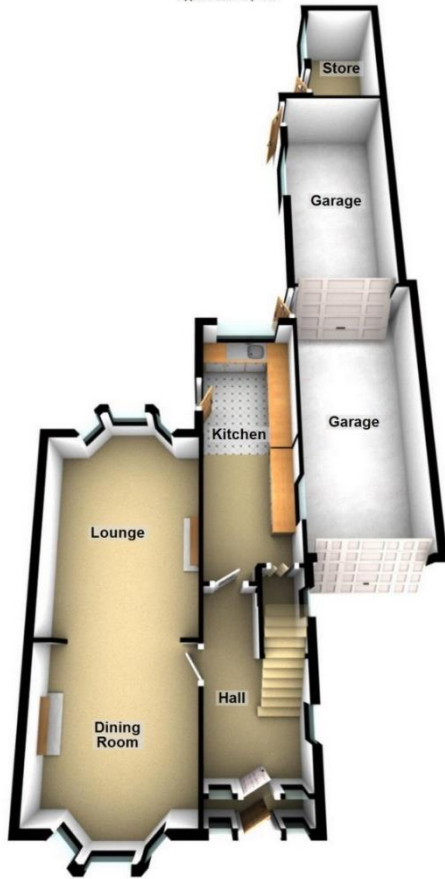








Ground Floor
Approx. 932.7 sq. feet



First Floor
Approx. 462.6 sq. feet

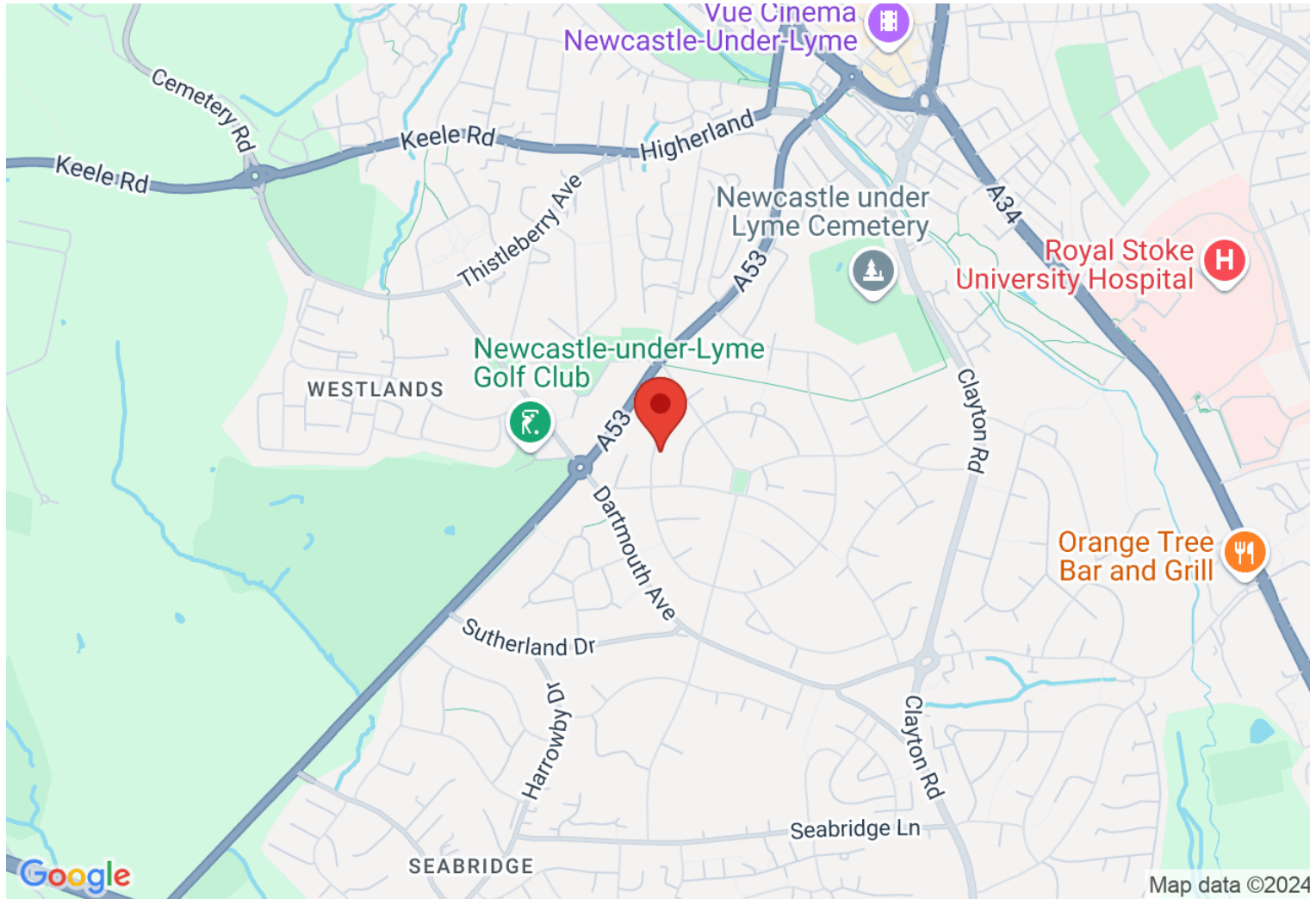


Total area: approx. 1395.3 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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