

**£147,995**

**35 Harvey Road, Meir**



- FULLY REFURBISHED
- DRIVeway FOR TWO CARS
- LARGE REAR GARDEN
- DOWNSTAIRS W/C
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- MODERN KITCHEN
- NO ONWARD CHAIN
- COMBI BOILER

This fully refurbished two bedroom semi-detached property is a perfect first-time buy or investment property, with no onward chain - it's ready to move into! Offering spacious living areas, including lounge, kitchen, downstairs W/C, two double bedrooms with the master having walk in wardrobe area/storage space with shelving and family bathroom/WC. Parking for two cars at the front and a large rear garden to enjoy. Call us to book your viewing today!

# 35 Harvey Road, Meir

## ENTRANCE HALL

New vinyl flooring, central heating radiator, UPVC door.

## LOUNGE

14'0" x 13'10" - 16'11" into bay (4.27m x 4.22m x 5.15m into bay)

Bay fronted UPVC window, new carpet flooring, freshly white decorated walls, marble effect hearth and surround with white mantelpiece for the gas fire. Central heating radiator.

## KITCHEN

17'3" x 9'4" (5.26m x 2.84m)

Newly fitted kitchen with a range of wall and base units. Stainless steel sink unit, plumbing for washing machine. Vinyl flooring, half tiled walls. Pantry off kitchen with work surface and storage space, uPVC window. Extractor fan. Central heating radiator. uPVC window. Access to downstairs W/C & back door.

## DOWNSTAIRS W/C

White W/C and pedestal wash basin. Radiator. UPVC double glazed window. Vinyl flooring.

## STAIRS AND LANDING

Fitted carpets all throughout, UPVC window on landing, access to loft space.

## BEDROOM ONE

13'10" x 10'10" (4.22m x 3.30m)

Carpet flooring, upvc window, central heating radiator, and walk in wardrobe area/storage space (6'09" x 3'4") with shelving and vinyl flooring

## BEDROOM TWO

12'9" x 9'6" (3.89m x 2.90m)

Carpet flooring. UPVC window. Central heating radiator.

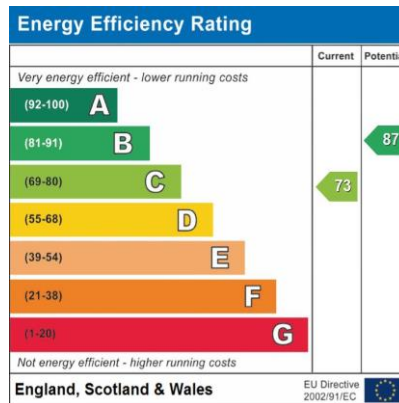
## BATHROOM

9'4" x 7'5" (2.84m x 2.26m)

Spacious bathroom with white suite consisting of a bath, W/C, pedestal wash basin and electric shower. Combi boiler in storage cupboard.

## EXTERNALLY

Driveway for two cars and small lawn area to the front of the property. Large rear garden with shed and access through from the front of the property. Surrounded by fencing.









**Location: ST3 6BG**



**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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Written quotations available on request. All loans secured on property. Life assurance is usually required.