

£135,000

151 Brookwood Drive, Meir, ST3 6JT



- NO UPWARD CHAIN
- WELL MAINTAINED SEMI-DETACHED
- THREE DOUBLE BEDROOMS
- SPACIOUS KITCHEN-DINER
- UTILITY AREA & GUEST WC
- FAMILY SHOWER ROOM
- DRIVEWAY PARKING
- LOW MAINTENANCE GARDENS
- SOUGHT-AFTER LOCATION

THREE BEDROOM SEMI-DETACHED HOUSE. FOR SALE WITH NO UPWARD CHAIN. A much loved and well maintained property, this three bedroom semi-detached house offers excellent family-sized accommodation, including utility & guest wc, spacious dining-kitchen and bright, cosy lounge. Driveway parking, low-maintenance gardens and good location close to public transport and the amenities of Meir centre.

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ENTRANCE HALLWAY

Entrance into the property is via the front UPVC door. Entrance hallway with stairs off, doorway into lounge, fitted carpet.

LOUNGE

6.00m x 3.17m (19'8" x 10'5") max

Bright and cosy. With windows to both aspects of the room, this 'sunshine' design semi has a welcoming lounge, with central gas fire set within hearth and surround. Wall mounted radiators, fitted carpet, doorway through into the kitchen-diner.

KITCHEN-DINER

3.50m x 3.45m (11'6" x 11'4")

A spacious and well-appointed kitchen, with range of fitted wall and base units that remain in excellent condition. Inset sink and drainer, space and plumbing for washing machine. Freestanding cooker with extractor hood above. Windows to two aspects of the room. Plenty of space for dining table and chairs, wall mounted radiator, doorway through to utility/guest wc.

UTILITY & GUEST WC

2.55m x 2.41m (8'4" x 7'11")

Some excellent utility space, currently housing large fridge-freezer and providing access to the ground floor guest wc. Vinyl flooring, UPVC door leading to the side driveway of the property.

STAIRS AND LANDING

Stairs rise up from the ground floor entrance hallway to the first floor landing. Large airing cupboard providing some excellent storage space. Doors off to the three bedrooms and family shower room.

BEDROOM ONE

3.55m x 4.15m (11'8" x 13'7") max

Spacious double room with fitted carpet, wall mounted radiator and window overlooking the front of the property.

BEDROOM TWO

3.20m x 3.30m (10'6" x 10'10")

A second nicely proportioned double room with fitted carpet, wall mounted radiator and window overlooking the front of the property.

BEDROOM THREE

3.15m x 2.60m (10'4" x 8'6") L-shaped max

A third double room, L-shaped but will easily accommodate a double bed. Fitted carpet, wall mounted radiator and window overlooking the rear garden.

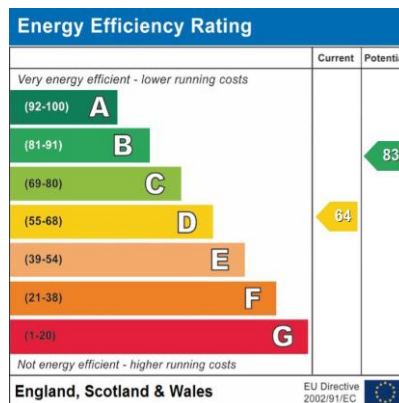
SHOWER ROOM

2.54m x 1.81m (8'4" x 5'11")

Family shower room including walk-in shower cubicle with electric shower, wash hand basin and wc. Wall mounted radiator, UPVC double glazed window. With mainly tile-covered walls and vinyl covered flooring.

OUTSIDE AREAS

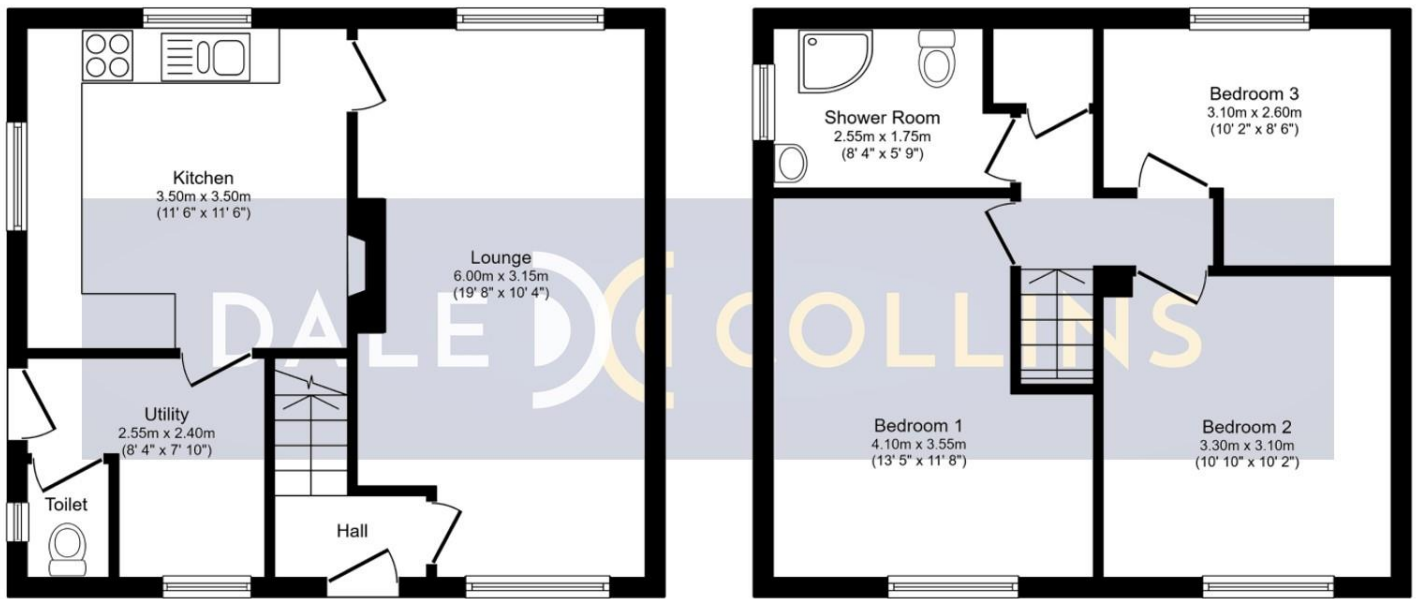
The property has a pretty front garden area, with paved sections and planted borders. There is a driveway to the side of the property, leading to an area of hardstanding that could accommodate a new garage structure or alternative outbuildings. The rear garden is also planted and paved in adjacent sections.











TOTAL: 81.0 m² (872 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Location: 151 Brookwood Drive, Meir, ST3 6JT



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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