

**£175,000**

**3 Westsprink Crescent, Westonfields, ST3 5JD**



- THREE BEDROOM SEMI-DETACHED
- OPEN PLAN KITCHEN
- LARGE REAR GARDEN
- HALLWAY
- DRIVEWAY PARKING
- POPULAR LOCATION

- CLOSE TO LOCAL AMENITIES
- PERFECT FOR FIRST TIME BUYERS
- VIEWING ESSENTIAL!

A well-presented three bedroom semi-detached house situated in Westonfields. This property will make an ideal first home with three bedrooms, lounge, open-plan kitchen, bathroom with separate toilet and great outdoor space. There is a driveway to provide off road parking and a fantastic rear garden. Call us now to book your viewing!

# 3 Westsprink Crescent, Westonfields, ST3 5JD

## HALLWAY

*11'2" x 5'11" (3.40m x 1.80m)*

A bright open space welcoming you into the property through the uPVC front door and double glazed window. Stairs to first floor straight ahead and access to the lounge and kitchen down the hall. Laminate flooring, central heating radiator.

## LOUNGE

*11'5" x 10'6" (3.48m x 3.20m)*

A lounge area with fitted carpet, uPVC double glazed window. An open space opening up into the kitchen. Central heating radiator.

## KITCHEN

*17'10" x 8'6" (5.44m x 2.59m)*

A large kitchen space with lots of wall and base units with worktop surfaces and composite sink unit. Plumbing for dishwasher and washing machine. Double sliding doors on to the patio area, breakfast bar space to the back. Combi boiler. Laminate flooring, central heating radiator. Double glazed window and uPVC door.

## LANDING AND STAIRS

Fitted carpet, storage cupboard. uPVC double glazed window.

## SEPARATE TOILET

*5'6" x 2'7" (1.68m x 0.79m)*

Low level wc, uPVC double glazed window. Vinyl flooring.

## BATHROOM

*5'6" x 5'2" (1.68m x 1.57m)*

Panelled bath with overhead shower. Vanity hand wash basin, vinyl flooring, uPVC double glazed window. Central heating radiator.

## MASTER BEDROOM

*10'11" x 9'5" (10'6" max) (3.33m x 3.20m)*

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

## BEDROOM TWO

*10'1" x 9'6" (3.07m x 2.90m)*

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

## BEDROOM THREE

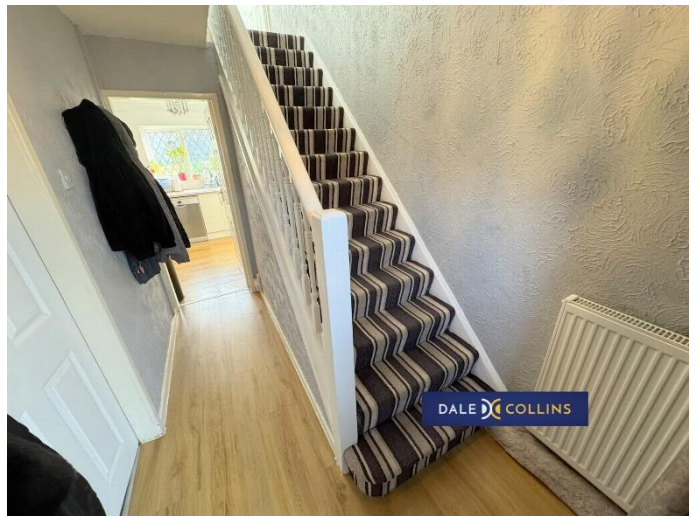
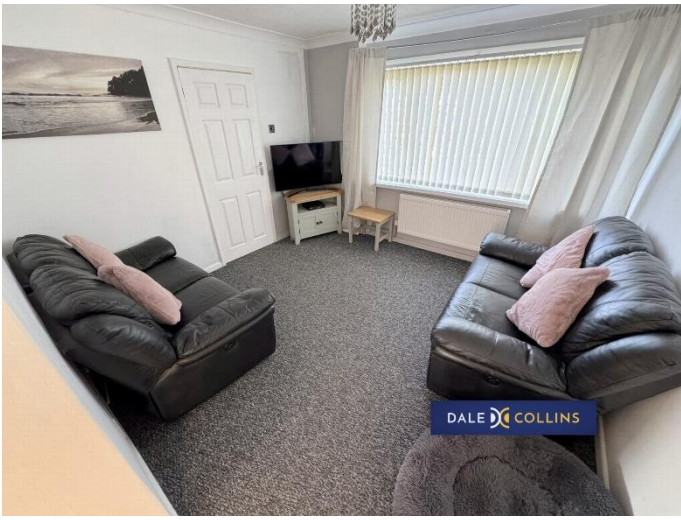
*7'0" x 5'10" (2.13m x 1.78m)*

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

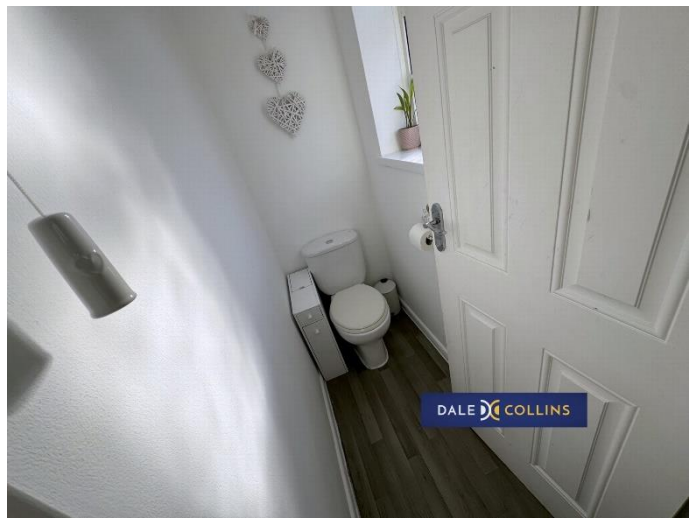
## EXTERNALLY

A driveway providing parking for up to two cars, and a nice planted lawn area to the side. To the rear there is a large garden, with slabbed patio and lawn space offering plenty of outdoor space.







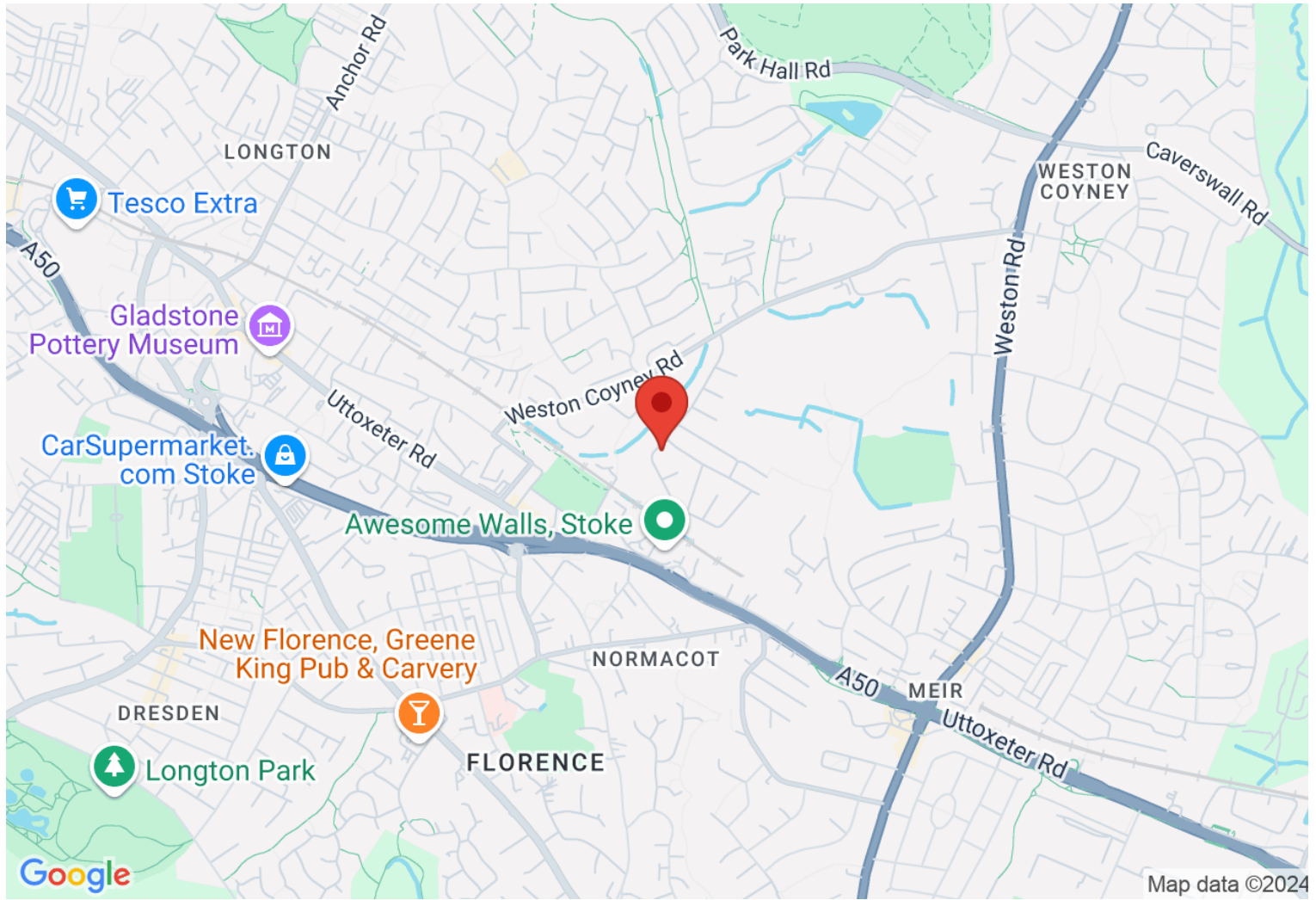








**Location: 3 Westsprink Crescent, Westonfields, ST3 5JD**



**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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