

£165,000

31 Hemingway Road, Meir Hay



- SEMI DETACHED HOUSE
- POPULAR LOCALITY
- TWO BEDROOMS
- CONSERVATORY
- DRIVEWAY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- IDEAL FOR FIRST TIME BUYERS
- NO UPWARD CHAIN!

A lovely, bright and spacious two bed semi detached house on the popular residential estate of Meir Hay. The property benefits from many impressive features to include gas central heating, uPVC double glazing, conservatory and driveway. There is an enclosed garden to the rear. Ideal for first time buyers. No upward chain! Call us today to arrange an appointment to view.

31 Hemingway Road, Meir Hay

HALLWAY

uPVC door, laminate flooring, central heating radiator, under stairs store.

LOUNGE

12'9" x 10'10" (3.89m x 3.30m)

Fitted carpet, uPVC double glazing, central heating radiator, stairs to first floor.

KITCHEN

10'9" x 9'1" (3.28m x 2.77m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated four ring gas hob with electric oven and extractor. Plumbing for washing machine, central heating radiator, laminate flooring.

CONSERVATORY

9'7" x 9'3" (2.92m x 2.82m)

uPVC double glazing, central heating radiator, laminate flooring.

FIRST FLOOR

LANDING

Fitted carpet, access to loft.

BEDROOM ONE

9'9" x 8'9" to wardrobes (2.97m x 2.67m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

BEDROOM TWO

9'8" x 10'10" (2.95m x 3.30m x 2.03m)

Fitted carpet, central heating radiator, uPVC double glazing.

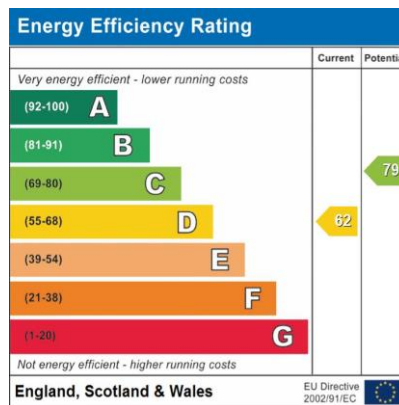
SHOWER ROOM/WC

6'2" x 4'5" (1.88m x 1.35m)

Shower cubicle, low level WC, vanity wash hand basin, central heating towel radiator, vinyl flooring, uPVC double glazing.

EXTERNALLY

Front garden adjoined by a driveway providing off road parking. Enclosed rear garden featuring, paved patio, lawn, garage and external cold water supply.



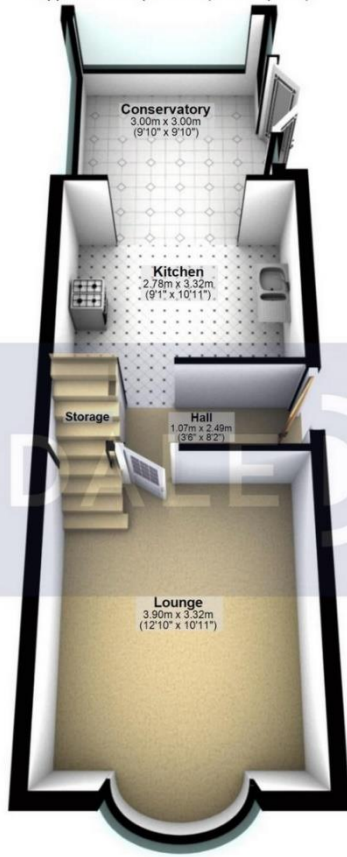






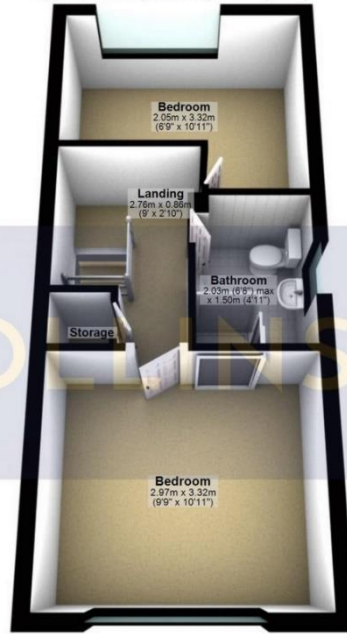
Ground Floor

Approx. 35.9 sq. metres (386.7 sq. feet)



First Floor

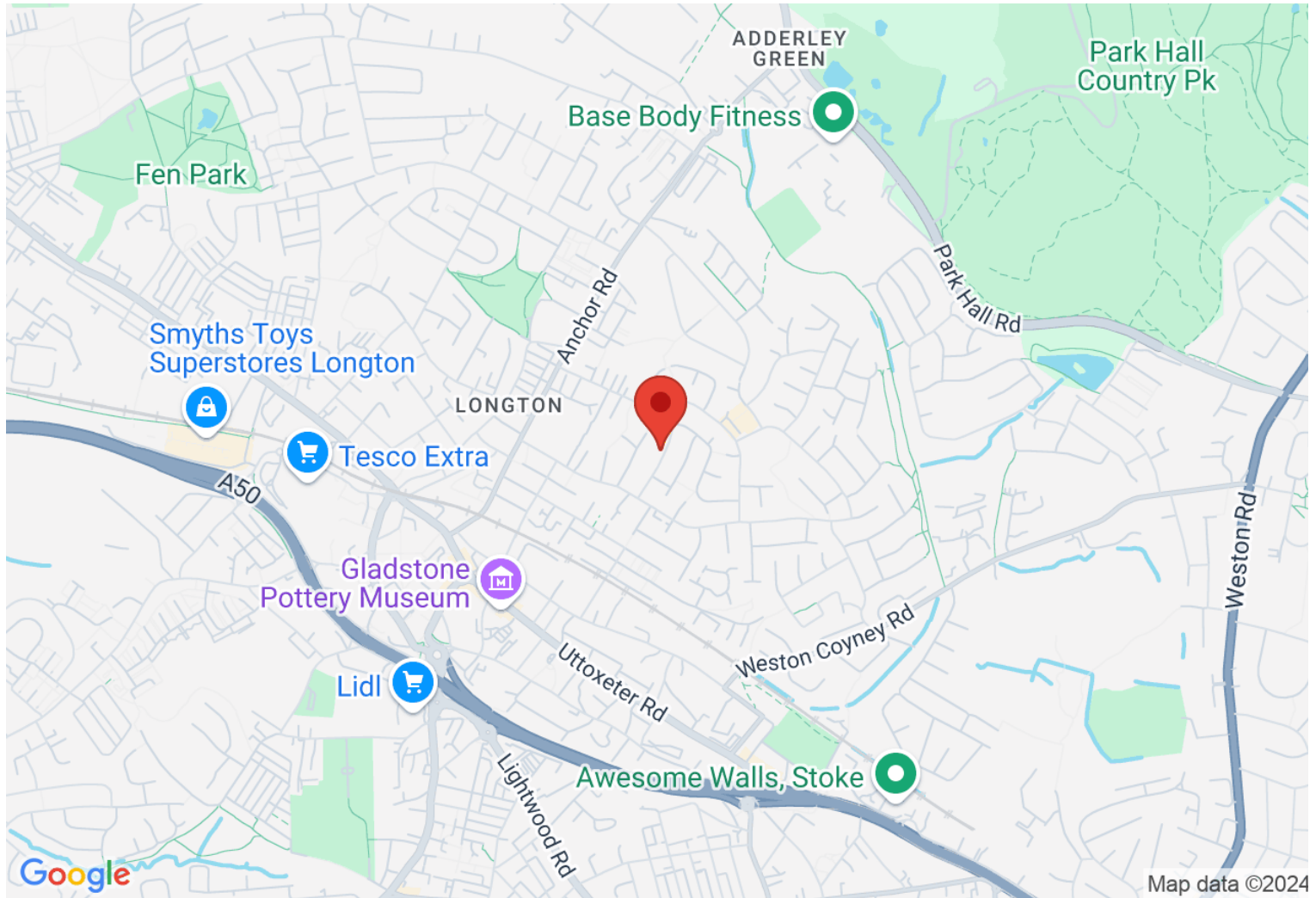
Approx. 26.6 sq. metres (286.3 sq. feet)



Total area: approx. 62.5 sq. metres (672.9 sq. feet)

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: ST3 1SL



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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