

£125,000

287 Waterside Drive, Newstead, ST3 3LG



- FOR SALE NO UPWARD CHAIN
- READY FOR MODERNISATION
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN-DINER
- UTILITY ROOM
- FAMILY SHOWER ROOM
- PRETTY FRONT & REAR GARDEN
- SOUGHT-AFTER BLURTON LOCATION

FOR SALE WITH NO UPWARD CHAIN & READY FOR MODERNISATION. This family-sized home offers three double bedrooms, lounge with multi-fuel burner, a spacious kitchen-diner and utility room. With so much potential, and close to local schools, shops, public transport and beautiful open countryside, this property will suit families, investors and first time buyers alike! Viewing highly recommended.

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ENTRANCE HALLWAY

Entrance into the property is via the front UPVC door, into the hallway, with door off to the lounge and stairs off to the first floor accommodation.

LOUNGE

4.95m x 3.15m (16'3" x 10'4")
Spacious and bright, with large UPVC double glazed window overlooking the front garden area. Central fireplace housing multi-fuel burner that currently fuels the central heating system. Doorway through to the rear kitchen. Plenty of scope to modernise and redecorate this nicely proportioned room.

KITCHEN DINER

3.49m x 3.50m (11'5" x 11'6")
A roomy kitchen that is also ready for renovation and modernisation... so much potential! Currently housing a range of wall and base units, wiht stainless steel sink and drainer. Space and plumbing for washing machine, wall mounted radiator, doorway into pantry store, doorway through to utility area. Dual aspect windows overlooking the rear garden and also the side of the house.

UTILITY AREA

With scope to add plumbing facilities, this area is a useful section off the kitchen that is adjacent to the original outside toilet, accessed from the rear of the property - most modernised arrangements have incorporated this wc into the utility area as a useful guest cloakroom. The utility space currently has two fitted cupboards and a good-quality composite door leading to the rear garden.

STAIRS AND LANDING

Stairs rise up from the ground floor entrance hallway to the first floor landing, with doors off to the three bedrooms, the family shower room and the large airing cupboard.

BEDROOM ONE

3.31m x 3.15m (10'10" x 10'4")
A lovely square room overlooking the front of the property, with fitted carpet, wall mounted radiator and UPVC double glazed window.

BEDROOM TWO

4.20m x 2.54m (13'9" x 8'4")
A second double room with generous space for bedroom furniture and views over the pretty rear garden. Wall mounted radiator. UPVC double glazed window.

BEDROOM THREE

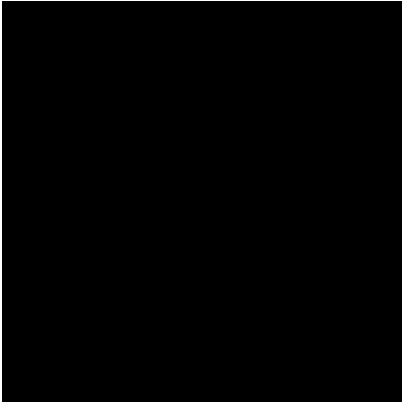
3.17m x 2.59m (10'5" x 8'6")
The third bedroom is also a double room with fitted carpet, UPVC double glazed window, wall mounted radiator.

FAMILY SHOWER ROOM

2.31m x 1.68m (7'7" x 5'6")
A shower room with double shower screen, wash hand basin and wc. Wall mounted radiator, UPVC double glazed window.

OUTSIDE AREAS

The property has a front garden area surrounded by hedges and with a paved pathway leading to the front door and along the side of the property to the rear garden. The rear garden has planted shrubs and small trees, with a lawned area surrounded by timber panel fences. Storage shed at the rear of the garden.







Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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