

£175,000

19 Charlestown Grove, Meir Park, ST3 7WL



- TOWN HOUSE IN POPULAR MEIR PARK
- THREE GOOD-SIZED BEDROOMS
- SPACIOUS LOUNGE
- MODERN KITCHEN-DINER
- GUEST CLOAKROOM
- PRIVATE REAR GARDEN
- PARKING FOR TWO CARS
- QUIET LOCATION
- FIRST-TIME-BUY OR FAMILY HOME!

WITH NO UPWARD CHAIN! FABULOUS THREE BEDROOM TOWN HOUSE located in the very popular residential area of Meir Park. Spacious lounge, excellent kitchen-diner and large family bathroom. Guest cloakroom, private parking for two cars, secure rear garden area. Ideal first-time buy, family home or investment.

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ENTRANCE HALLWAY

2.75m x 1.05m (9'0" x 3'5")

Entrance into the property is via the front UPVC door, with tiled floor, wall mounted radiator and stairs off to the first floor accommodation. Doorway through to the lounge. Doorway to the guest wc.

LOUNGE

4.75m x 3.55m (15'7" x 11'8")

Spacious and beautifully presented, with fitted carpet, wall mounted radiator, UPVC double glazed window overlooking the quiet cul-de-sac at the front of the property. Doorway through to the kitchen-diner.

KITCHEN-DINER

4.50m x 2.45m (14'9" x 8'0")

Range of fitted wall and base units with inset sink and drainer, integrated electric oven and gas hob, extractor hood above. Tiled floor, tiled splashback to the laminate worktops. Space and plumbing for washing machine. Large, useful understairs-storage-cupboard. UPVC double glazed window overlooking the rear garden, next to French doors opening onto the lovely rear patio area - perfect for summer-time entertaining on the patio! Wall mounted radiator.

GUEST WC

0.89m x 1.25m (2'11" x 4'1")

Guest wc with wash hand basin, wall mounted radiator, tiled floor, UPVC double glazed window.

STAIRS & LANDING

Stairs rise up from the entrance hallway to the first floor landing, with doors off to the three bedrooms and the large family bathroom. Loft access. Fitted carpet.

BEDROOM ONE

2.90m x 2.50m (9'6" x 8'2")

A nicely proportioned double room with fitted carpet, wall mounted radiator and UPVC double glazed window. Overlooks the front of the property and the quiet cul-de-sac beyond.

BEDROOM TWO

2.98m x 2.48m (9'9" x 8'2")

A second good-sized double room with fitted carpet, wall mounted radiator and UPVC double glazed window, overlooking the rear of the property.

BEDROOM THREE

2.95m x 1.95m (9'8" x 6'5")

A single room with fitted carpet, wall mounted radiator and UPVC double glazed window overlooking the front of the property.

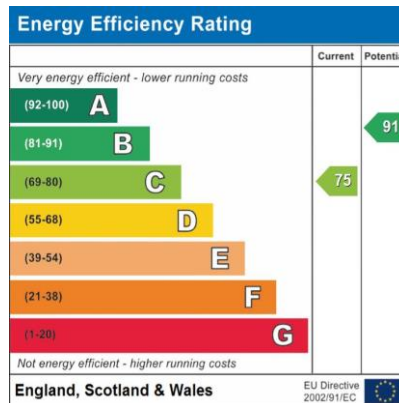
FAMILY BATHROOM

2.50m x 1.95m (8'2" x 6'5")

Spacious and well presented, with bath, separate shower cubicle, wash hand basin and wc. Wall mounted radiator. UPVC double glazed frosted glass window.

OUTSIDE AREAS

The property is located in a quiet cul-de-sac on the edge of Meir Park. The property has two parking spaces to the front, with a side gated entrance to the rear garden. The rear garden area is paved and has raised borders and decked sections, making it perfect as a low-maintenance garden but with scope for a touch of creative planting - as much or as little as you wish to undertake!







Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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