

£160,000

11 Sandwood Crescent, Sandford Hill



- SEMI DETACHED HOUSE
- GAS CENTRAL HEATING
- INVESTMENT OPPORTUNITY
- EXTENDED ACCOMMODATION
- UPVC DOUBLE GLAZING
- GOOD LOCATION
- FOUR BEDROOMS
- DRIVEWAY
- NO UPWARD CHAIN!

EXTENDED SEMI-DETACHED HOUSE. Spacious accommodation comprises: Hallway, lounge, kitchen, utility, ground floor wet room, ground floor bedroom. First Floor: Three bedrooms and bathroom/WC. The property is ideal for first time buyers but would also make an excellent investment property. Located on a quiet street close to shops and schools and within 5 minutes drive time of the A50. There is a driveway providing off road parking. **NO UPWARD CHAIN!**

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HALLWAY

uPVC door, fitted carpet, central heating radiator.

LOUNGE

16'3" x 10'5" (4.95m x 3.18m)

Vinyl flooring, central heating radiator, uPVC double glazing, fireplace with electric fire.

KITCHEN

11'6" x 11'3" (3.51m x 3.43m)

Sink unit with cupboards below, base and wall storage units, working surfaces. Integrated gas hob with electric oven and extractor. uPVC double glazing, central heating radiator, under stairs storage.

UTILITY

7'10" x 8'2" (2.39m x 2.49m)

Central heating radiator, uPVC double glazing, vinyl flooring.

GROUND FLOOR WET ROOM/WC

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

REAR HALLWAY

uPVC door, vinyl flooring, central heating radiator.

GROUND FLOOR BEDROOM

9'0" x 9'0" (2.74m x 2.74m)

Vinyl flooring, central heating radiator, uPVC double glazing.

FIRST FLOOR

LANDING

Fitted carpet, access to loft, store housing combi boiler.

BEDROOM ONE

10'5" x 9'1" to robes (3.18m x 2.77m)

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

BEDROOM TWO

8'4" x 11'9" to robes (2.54m x 3.58m)

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

BEDRROM THREE

8'7" max x 10'5" max (2.62m x 3.18m)

Fitted carpet, central heating radiator, uPVC double glazing.

BATHROOM/WC

5'6" x 7'8" (1.68m x 2.34m)

Panelled bath, pedestal wash hand basin, low level WC, uPVC double glazing, vinyl flooring, central heating radiator.

EXTERNALLY

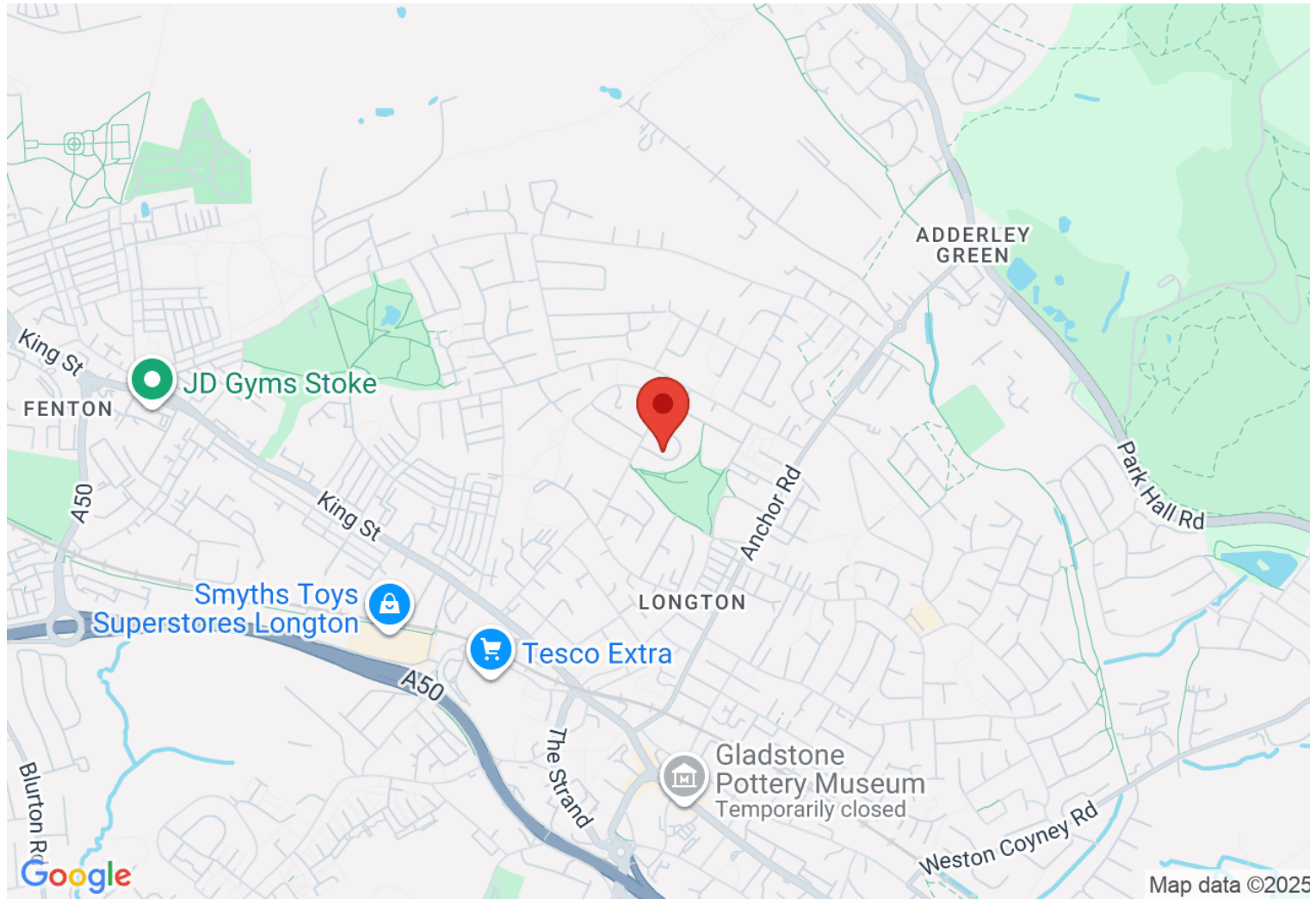
Front garden adjoined by paved driveway. Enclosed rear garden featuring lawn paved patio areas, shrubs, sheds and external cold water supply.







Location: ST3 1AS



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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