



22 West End Road, Habrough

£139,950 Freehold

A TRADITIONAL BAY-FRONT END TERRACE HOUSE • NO UPWARD CHAIN • EXCELLENT SCOPE FOR UPDATES •
2 RECEPTIONS ROOMS • 3 BEDROOMS • FITTED KITCHEN & SHOWER ROOM • GENEROUS REAR GARDEN •
SOUGHT AFTER VILLAGE LOCATION

Traditional bay fronted end terrace with 3 bedrooms, 2 receptions, kitchen, conservatory, large rear garden, uPVC glazing, gas heating. No chain. Needs modernisation.

Council Tax band: A

Tenure: Freehold

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Entrance Porch

Front uPVC double glazed entrance door, tiled flooring, part tiling to walls and internal uPVC double glazed entrance door leading to;

Inner Hallway

Straight flight staircase leads to the first floor accommodation with grabrail and doors through to;

Dining Room

12' 8" x 12' 4" (3.85m x 3.75m)

Has an internal uPVC double glazed window looking through to the conservatory, feature live flame coal effect gas fire with mahogany with adjoining storage cupboard and sliding glazed doors leads through to;

Living Room

11' 6" x 12' 5" (3.50m x 3.78m)

Front projecting uPVC double glazed bay window, live flame coal effect gas fire with mahogany surround and wall to ceiling coving.





Kitchen

11' 8" x 7' 10" (3.56m x 2.38m)

Internal uPVC double glazed window and matching entrance door allows access to the conservatory and under stairs storage cupboard. The kitchen enjoys an extensive range of attractive wooden style shaker wooden effect furniture with a patterned worktop incorporating a stainless steel sink unit, space for a gas cooker and plumbing for appliances, integral fridge freezer, fully tiled walls and florescent ceiling strip light.

Conservatory

7' 1" x 11' 3" (2.15m x 3.44m)

Surrounding uPVC double glazed windows, matching rear entrance door leads to the garden and polycarbonate sloped ceiling.

Shower Room

9' 4" x 4' 11" (2.85m x 1.50m)

Side uPVC double glazed window with patterned glazing, pedestal wash hand basin, double shower cubicle with electric shower, tiled walls and doors to;

Cloakroom

Side uPVC double glazed window with patterned glazing, low flush WC and tiled walls.

First Floor Landing

Built-in storage cupboard and doors off to;





Master Bedroom 1

11' 6" x 15' 10" (3.50m x 4.83m)

Front uPVC double glazed window.

Rear Double Bedroom 2

9' 11" x 12' 4" (3.02m x 3.77m)

Rear uPVC double glazed window.

Rear Bedroom 3

8' 0" x 11' 10" (2.45m x 3.60m)

Rear uPVC double glazed window, built-in storage cupboard and wall mounted Baxi gas fired condensing central heating boiler.

Grounds

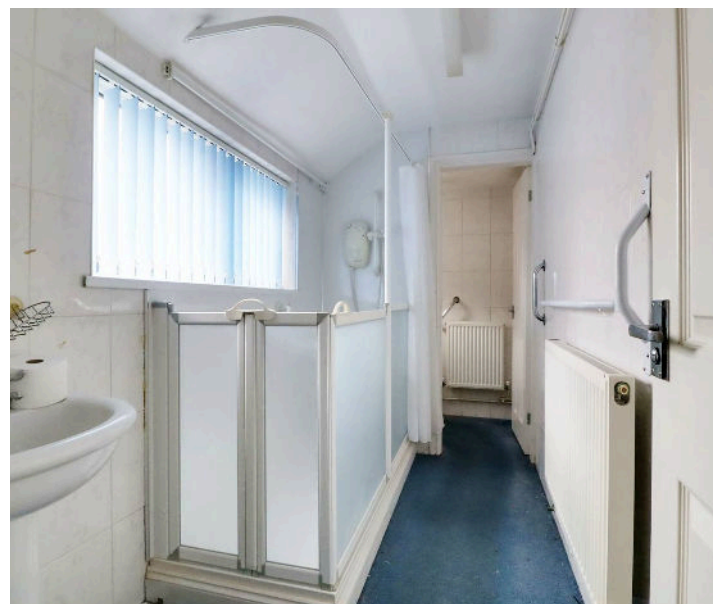
To the front the property enjoys a pleasant low maintenance pebbled garden with surrounding and dwarf walling with decorative rail top and matching gate with pathway to the front entrance door. The rear garden is of a pleasant size being principally lawned with flagged pathway and has a block paved seating area that leads from the conservatory.

Double Garage

Full uPVC double glazed windows and doors.

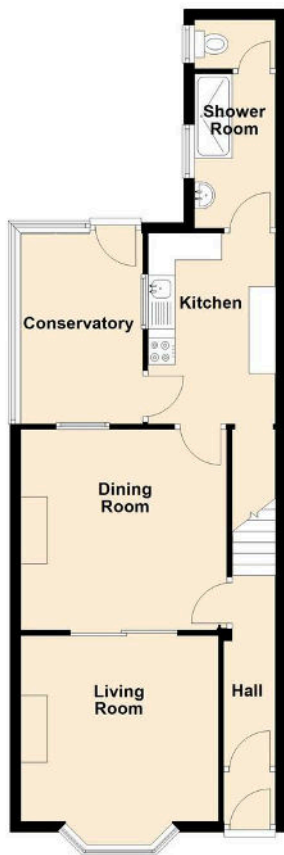
Central Heating

There is a modern gas fired central heating boiler to radiators via a Baxi condensing combination boiler.





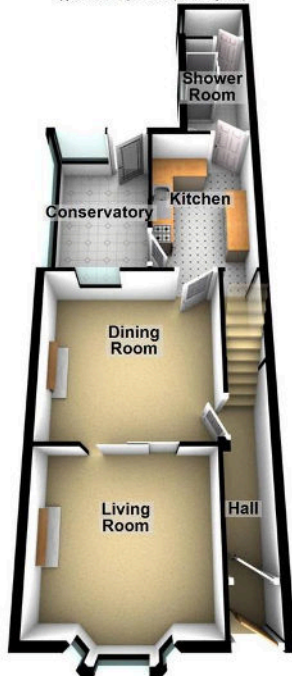
Ground Floor
Approx. 58.7 sq. metres (632.1 sq. feet)



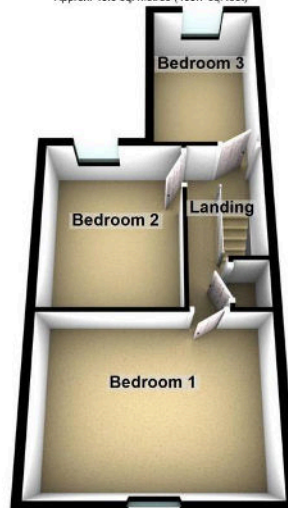
First Floor
Approx. 43.6 sq. metres (469.7 sq. feet)



Ground Floor
Approx. 58.7 sq. metres (632.1 sq. feet)



First Floor
Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 102.4 sq. metres (1101.8 sq. feet)

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