

Shire Fold, Eastfield
Guide Price £109,950



**WELL PRESENTED TWO BEDROOM SEMI DETACHED++MODERN
KITCHEN++MODERN BATHROOM++DOUBLE GLAZING++GOOD
CORNER PLOT LOCATION++LARGER THAN AVERAGE
GARDEN++DRIVEWAY FOR OFF ROAD PARKING++
NO ONWARD CHAIN**

Porch

UPVC double glazed window to the front aspect, UPVC double glazed door to the side aspect, tiled flooring, door to

Hall

Door to the side aspect leading to the lounge, electric wall mounted heater, stairs to the first floor landing.

Lounge 7.00m x 4.10 (23'0" x 13'5")

UPVC double glazed window to the front aspect, wall mounted electric fire, understairs storage cupboard, electric wall mounted heaters, power points.

Kitchen/ Dining Area

Kitchen Area

UPVC double glazed window to the rear aspect, range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven and four ring hob, space for washing machine, space for fridge freezer.

Dining Area

UPVC double glazed French Doors leading to the garden, electric wall mounted heater and power points.

First Floor Landing

Power points, loft access, fully boarded with light.

Bedroom One 4.20m x 3.50m (13'9" x 11'6")

Two UPVC double glazed windows to the front aspect, airing cupboard, electric wall mounted heater and power points.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Bedroom Two 3.20m x 2.40m (10'6" x 7'10")

UPVC double glazed window to the rear aspect, TV point, wall mounted electric heater, power points.

Bathroom

UPVC double glazed window to the rear aspect, modern white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with electric shower over.

External

Rear Garden

Larger than average corner plot, laid to lawn with patio area, outside tap, wooden shed.

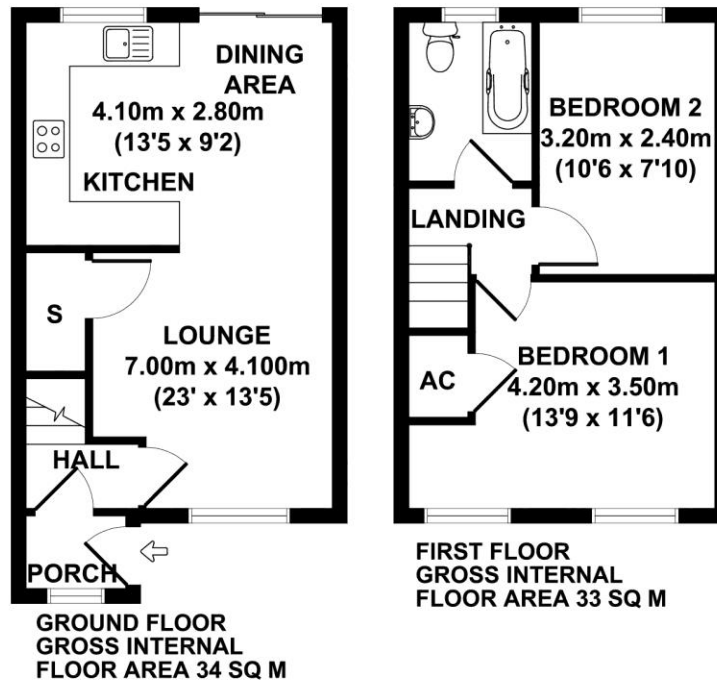
Front

Low maintenance front garden laid to lawn, with driveway to the side with off street parking for numerous vehicles.

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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given