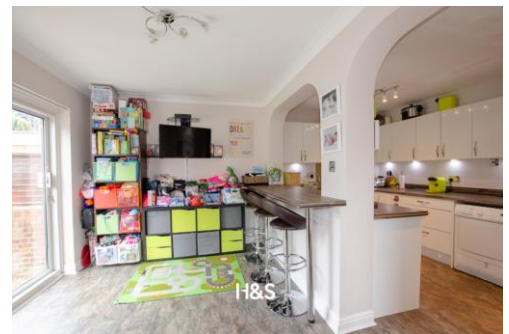


Horton & Storey



Hurdis Road, Shirley,

£279,950

Property Features

- Extended
- Immaculate Condition
- Open Plan Kitchen/Diner
- Three Bedrooms
- Large Rear Garden
- Must View!

Full Description

LOCAL AREA Hurdis road is a popular residential road in Shirley. It has good transport links via car and being a short distance from Shirley Train Station makes it handy for commuters. One of the main benefits is that it is so close to Shirley Park so it is ideal for families. There is a range of shops near by and it is a short walk to the Park Gate centre in the middle of Shirley where there is a host of restaurants, shops, supermarkets and a gym

APPROACH Via the driveway with off road parking for several cars. There is also potential to extend the property to the front (STPP)

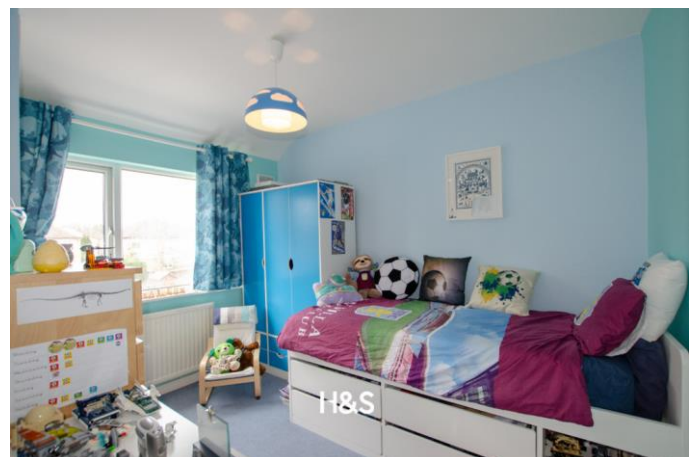
GROUND FLOOR

HALLWAY Having stairs to the first floor landing, a central heating radiator and a door leading to the lounge.

LOUNGE 11' 10" x 13' 11" (3.61m x 4.26m) A large lounge with a double glazed window to the front elevation, a central heating radiator and a gas fire with a feature fireplace.

OPEN PLAN KITCHEN/DINER

KITCHEN AREA 8' 2" x 14' 9" (2.5m x 4.50m) A refitted kitchen comprising of a range of modern high gloss wall and floor base units with complimentary under lighting and spotlights to the kickboards.



There is a worksurface over incorporating an inset sink and a breakfast bar. Integrated appliances to include; dishwasher, electric hob and oven, microwave, fridge freezer and plumbing for a washing machine. There is a wall mounted central heating boiler, storage cupboard and an opening onto the dining room.

DINING AREA 9' 1" x 14' 2" (2.77m x 4.32m) A fantastic space for families and entertaining, being part of the extension the dining room has a set of sliding patio doors to the rear elevation, a double glazed window and a door to the side elevation and a central heating radiator.

FIRST FLOOR

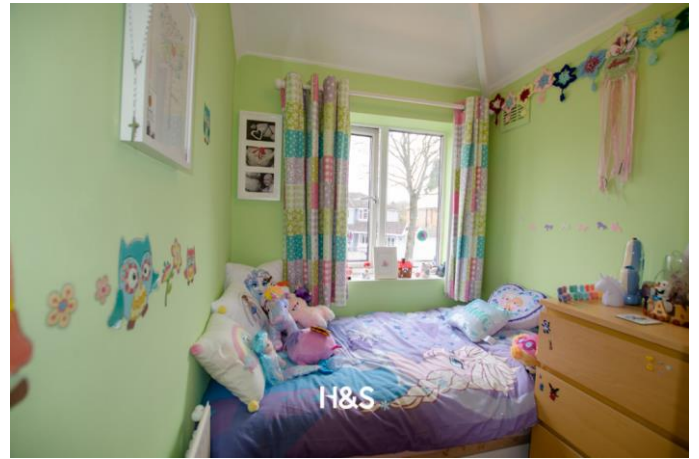
LANDING Having a double glazed window to the side elevation, doors to the first floor rooms and a loft hatch with a pull down ladder providing access to the boarded loft.

BEDROOM ONE 8' 7" x 11' 7" (2.64m x 3.55m) A double bedroom with a range of bespoke fitted wardrobes, a double glazed window to the front elevation and a central heating radiator.

BEDROOM TWO 8' 5" x 10' 9" (2.57m x 3.3m) Another double bedroom with a double glazed window to the rear elevation, central heating radiator and a storage cupboard.

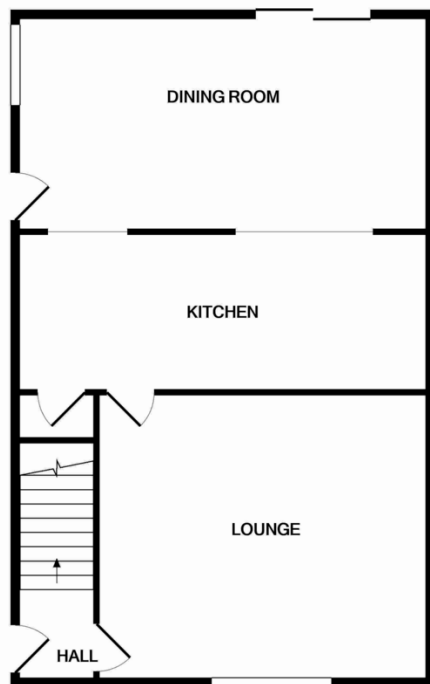
BEDROOM THREE 6' 0" x 8' 2" (1.85m x 2.49m) A single bedroom with a double glazed window to the front elevation and a central heating radiator.

FAMILY BATHROOM The bathroom suite comprises of a panelled bath with electric shower over, a sink and a WC. There is an obscure double glazed window to the rear elevation, a central heating radiator and tiled walls.

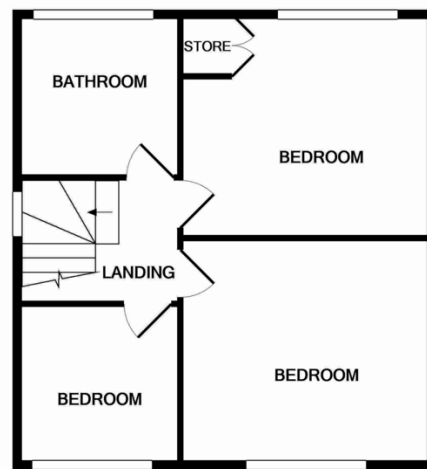


OUTSIDE

REAR GARDEN A large private rear garden with a slabbed patio area ideal for entertaining leading to a long lawn that has mature shrubs, a garden shed to the rear and fencing to boundaries. There is a side gate providing access to the front of the property.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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