

Horton & Storey



139 Sandgate Road, Hall Green

Asking Price Of **£269,950**

Property Features

- Brilliant three bedroom property
- Extended to the ground floor
- Lounge/Diner
- Recently renovated throughout
- Great transport links
- Brick paved driveway
- Modern fitted kitchen
- Viewing advised
- Call Horton & Storey today

Full Description

The accommodation at the property in brief affords entrance hallway with useful under stairs cupboard, ground floor shower room, spacious through lounge/dining room with French door opening out to the rear garden and stunning fitted kitchen.

To the first floor there are two double bedrooms, a third single and a modern re-fitted family bathroom.

OUTSIDE To the front there is a block paved driveway allowing the parking of two vehicles. Whilst to the rear there is a mainly laid to lawn private garden with patio area.

LOUNGE/DINING ROOM 23' 3" x 9' 10" (7.10m x 3.00m)

Double glazed bay window to the front elevation, chimney breast, door into hallway, double glazed bay window with double glazed door rear elevation;

EXTENDED KITCHEN 15' 10" x 7' 1" (4.84m x 2.17m)

Having tiling to floor, tiling to splash prone areas, four ring gas hob, integrated oven, microwave, dishwasher and integrated fridge/freezer, central heating radiator;

BREAKFAST/DINING ROOM 5' 4" x 9' 4" (1.65m x 2.85m)

Double glazed door onto the rear garden;



SHOWER ROOM

Suite comprises; pedestal sink, closed couple w.c. walk in shower cubicle, obscure double glazed window to the front elevation;



FIRST FLOOR ACCOMMODATION

LANDING

Obscure double glazed window to side elevation doors, to bedrooms and family bathroom;

BEDROOM ONE 11' 11" x 9' 10" (3.64m x 3.00m)

Double glazed bay window to the front elevation and wall mounted central heating radiator;

BEDROOM TWO 11' 10" x 9' 10" (3.63m x 3.00m)

Double glazed bay window to rear elevation, wall mounted central heating radiator;

BEDROOM THREE 6' 5" x 5' 2" (1.97m x 1.60m)

Double glazed window to front elevation elevation, wall mounted central heating radiator;



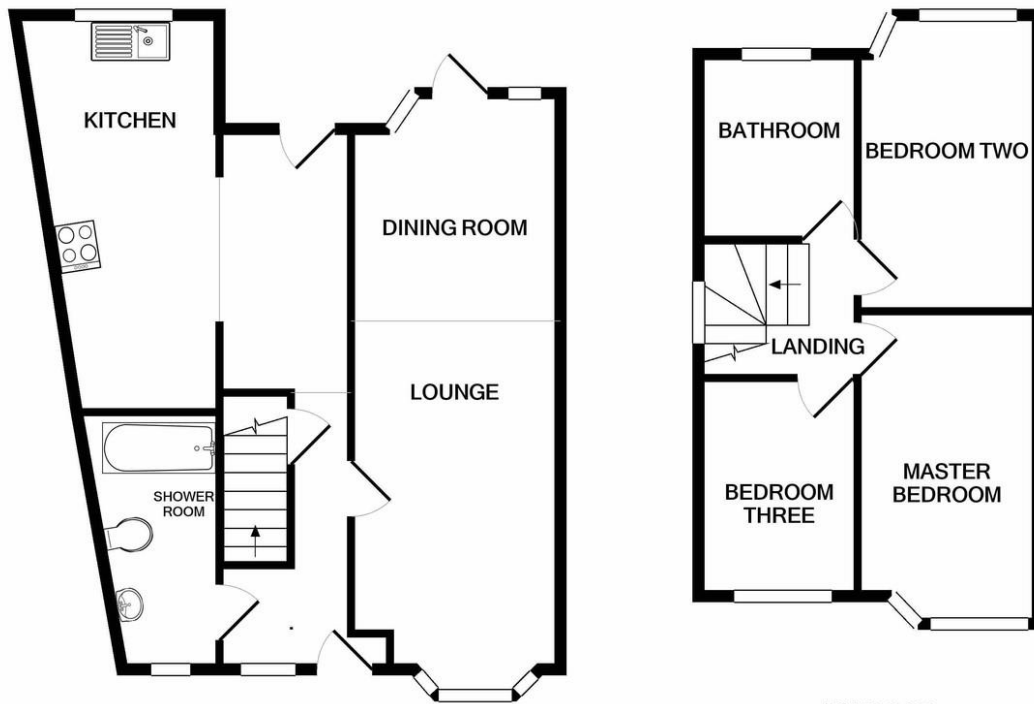
FAMILY BATHROOM The suite comprises of panelled bath, closed coupled w.c. and pedestal sink;

OUTSIDE

REAR GARDEN

There is a slabbed patio area leading to a laid lawn, fencing to all boundaries.





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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