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Wedgwood Road, Clifton



PRICE: £ 98,000 Guide Price

- ◆ **Semi detached house**
- ◆ **Kitchen/breakfast room**
- ◆ **Three bedrooms**
- ◆ **Garage**
- ◆ **Lounge**
- ◆ **Conservatory**
- ◆ **Lovely garden**
- ◆ **Viewing highly recommended**

Double fronted garden, drive with large garage, south facing rear garden, with a conservatory to watch the evening sun, this property is indeed well positioned for the fine weather. Once inside the accommodation is well portioned, fresh clean and awaiting a new look from a new owner. Windows have all been replaced and boast good quality UPVC double glazed throughout. The accommodation itself consists of: Sun-lounge, dining kitchen and conservatory together with ample storage that could easily convert to guestcloaks if required. Upstairs: Three good size bedrooms, two of which are double and family bathroom. Both the front and rear gardens are laid to lawn with well stocked borders, the rear having fine south facing views. Excellent FTB, Rental Investment, or Downsizing property.

ACCOMMODATION DETAILS:

HALLWAY: UPVC front door with opaque glazed panels, UPVC double glazed window to front elevation, cupboard housing electric meter, walk in closet with opaque double glazed window to front elevation, radiator.



LOUNGE: 4.54m x 3.64m (14' x 11' 11")
Dual aspect UPVC double glazed windows to front and rear elevations, living flame gas fire with feature brick surround, radiator and ceiling fan.

CONSERVATORY: 3.84m x 1.64m (12' 7" x 5' 5")
UPVC double glazed conservatory with toughened glass roof overlooking rear garden, tiled floor.



KITCHEN: 3.53m x 2.80m (11' 7" x 9' 2")
Range of wall and base units with contrasting work surfaces, space for fridge, freezer and cooker, part tiled walls, tiled floor, plenty of space for dining suite, wooden door with window surround and UPVC double glazed window to conservatory.

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BEDROOM 1: 3.65mx2.62m(12'x8'7)

Fitted mirrored wardrobes, fitted cupboard, UPVC double glazed window to rear elevation, radiator and ceiling fan.

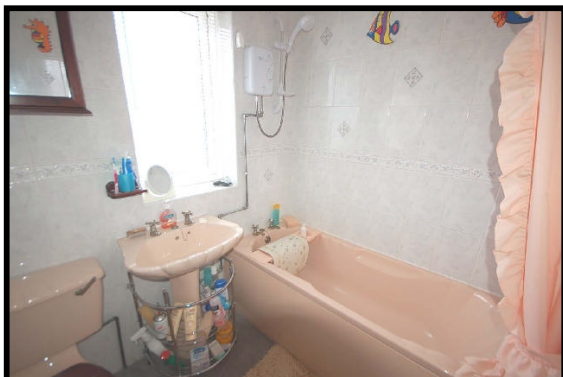


BEDROOM 2: 2.81mx2.60m(9'3x8'6)

UPVC fire escape window to rear elevation, radiator.

BEDROOM 3: 3.35mx2.10m(11'x6'11)

UPVC double glazed window to front elevation, fitted wardrobes, radiator, ceiling fan.



BATHROOM: Three piece bathroom suite comprising WC, washbasin and bath with electric shower over, radiator, UPVC double glazed window to front elevation, fully tiled walls.

EXTERIOR: The front garden is mainly laid to lawn with well tended plants and shrubs and a driveway leading to single garage. The rear garden is lawned with dwarf wall and flower borders and a paved patio area.



MORTGAGE ADVICE

Our qualified, independent, mortgage adviser Andrew Rourke/Christine Roberts, will be pleased to advise on the most suitable mortgage for the purchase of this or any other property you may eventually buy. This service includes arranging the mortgage with access to all lenders, assisting in the completion of application forms and advising on all aspects of house purchase. For a free consultation appointment, (even outside of normal office hours), telephone 01617930004/01942 366080. Your home may be repossessed if you do not keep up repayments on your mortgage. Click on www.suburbanfs.co.uk for more details.

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