



Freebridge Close, Meir Hay, ST3 5XQ.

OIEO £165,000

Whittaker Est. 1930
& Biggs

Freebridge Close, Meir Hay, ST3 5XQ

This two bedroom semi-detached home is immaculately presented throughout, has the addition of a conservatory/dining room with solid roof to the rear of the property and is nestled within a quiet cul de sac location. The property boasts a sizeable plot, having driveway to the front/side, front and rear gardens. You're welcomed into the property via the kitchen, having a generous range of fitted units to the base and eye level, space for a washing machine, dryer, space for a fridge/freezer, gas cooker, breakfast bar and wall mounted Worcester gas fired boiler. The conservatory/dining room is located to the rear, has inset downlights, is Upvc double glazed with a radiator, a room that can be utilised comfortably all year round. The living room is located to the frontage, it incorporates a living flame gas fire, has a useful storage cupboard and access to the first floor. To the first floor the landing provides loft access and a storage cupboard. Both bedrooms are impressive proportions, with a well-equipped bathroom having panel bath, low level WC and pedestal wash hand basin. Externally to the frontage is tarmacadam driveway and area laid to lawn. The driveway continues to the side and has gated access to the rear garden. The rear garden is laid to lawn, two Indian stone patio areas and is fenced, ideal for animals and children to play safely. A viewing is highly recommended to appreciate this homes location, plot, condition and spacious layout.



Kitchen 12' 0" x 11' 0" (3.66m x 3.35m)

UPVC double glazed door to the side elevation, Herringbone style flooring, range of fitted units to the base and eye level, space for freestanding fridge/freezer, plumbing for washing machine, space for dryer, gas cooker point, extractor above, tiled splashbacks, stainless steel sink unit with mixer tap and drainer, wood glazed door and window to the rear elevation, cupboard housing Worcester gas fired boiler, breakfast bar.

Conservatory/Dining Room 8' 11" x 8' 0" (2.72m x 2.44m)

Solid roof, inset downlights, UPVC double glazed windows to the side and rear elevations, UPVC double glazed doors to the side elevation, radiator.

Living Room 15' 7" x 11' 0" (4.76m x 3.35m)

Radiator, UPVC double glazed bay window to the front elevation, Living Flame gas fire set on granite style hearth and surround with wood mantle over, staircase to the first floor.

First Floor

Landing

Loft access, storage cupboard.

Bedroom One 9' 7" x 11' 0" (2.93m x 3.36m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 7' 6" x 11' 0" (2.28m x 3.35m)

Radiator, UPVC double glazed window to the rear elevation.

Bathroom 8' 9" x 4' 9" (2.67m x 1.44m)

Pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and shower attachment, radiator, lower level WC, fully tiled, UPVC double glazed window to the side elevation.

Outside

To the front is a tarmac driveway, area laid to lawn. To the side is tarmac driveway, courtesy lighting, gated access to the rear garden. To the rear is two Indian stone patio, raised lawned area with sleepers, fenced boundary, outside water tap, timber shed, courtesy lighting.



Note:
Council Tax Band: B

EPC Rating: TBC

Tenure: believed to be Freehold

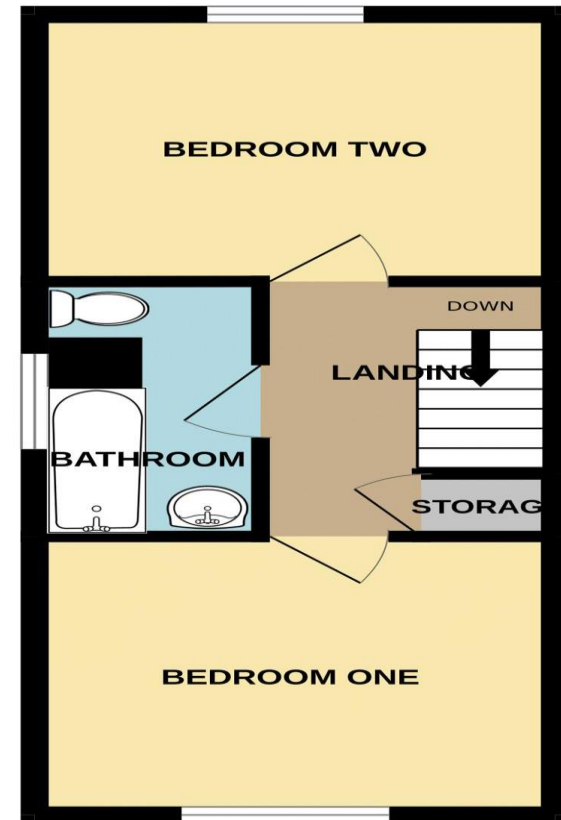




GROUND FLOOR



1ST FLOOR





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