

# Keswick Grove



Spacious and extended three bedroom property

Favoured Acklam location, ideal for schooling

Lounge, sitting room, dining room, kitchen/diner and conservatory

Gated drive, garage and attractive rear garden

A fine example of its kind

**£199,950**



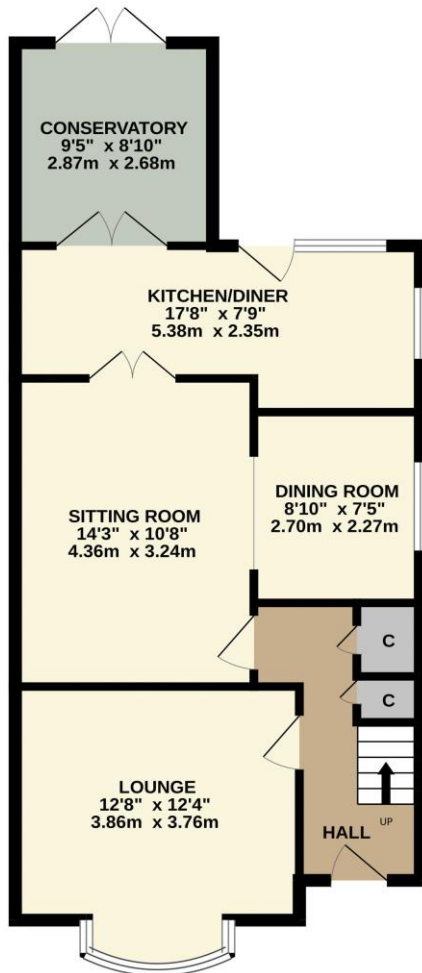
Multi-Award Wining



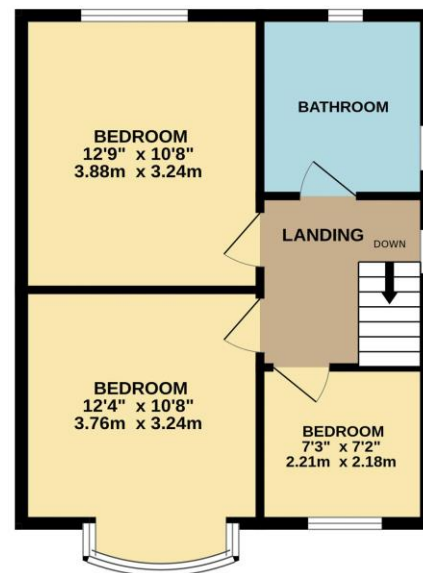
This especially attractive, much improved and extended property certainly merits early inspection, and is a fine example of its kind. Deceptively spacious, and remodelled, the extension has helped allow a fantastic open-plan kitchen diner to the generous ground floor now, which now delivers an entrance hall, bay-fronted lounge, rear sitting room with feature 'log-burner', dining room, impressive open-plan kitchen/diner and conservatory to the ground floor. The first floor brings three good bedrooms, two with fitted robes, and separate 'four-piece suite' family bathroom.

Other features include a serviced security alarm, and replaced gas central heating boiler, installed in 2023. Situated within this popular location, just a short walk to local schooling and amenities, whilst enjoying a gated front drive which approaches the garage, front garden, and large rear garden with lawn, patio, timber deck, wood store, greenhouse and rear flower beds.

GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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# "The Property Experts"





Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC



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