Littleboy Drive

£95,000

Spacious three bedroom property

Front, side and rear garden, overlooking pleasant green

Cared for throughout, viewing advised

Ideal first purchase or 'buy to let'
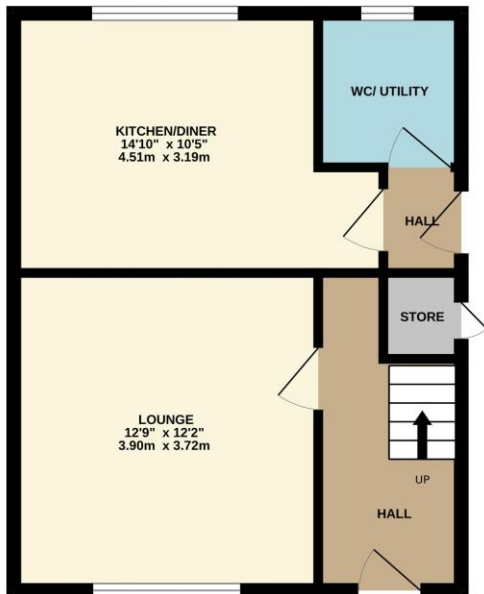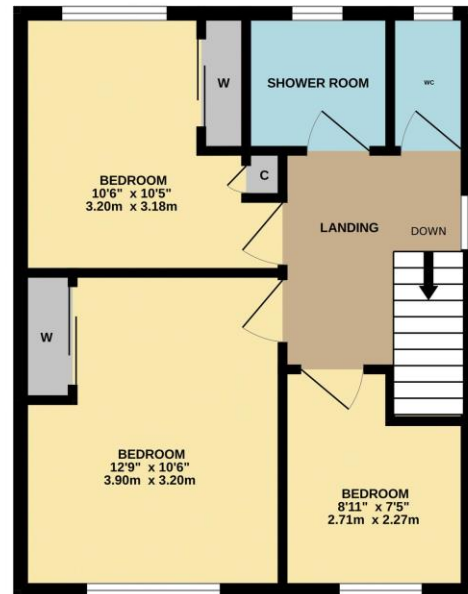
Refitted shower room

This cared for, three bedroom property is available with 'No Forward Chain' and may be of particular interest to the first time, or 'buy to let' purchaser. Spacious and well presented, the internal accommodation briefly comprises an entrance hall, lounge, rear kitchen/diner and utility/WC to the ground floor. The first floor brings three bedrooms, two with fitted robes, a further WC and separate, refitted shower room.

Enjoying a raised position and over looking a pleasant green beyond the lawned front garden. Gate side access leads to the rear garden which benefits a private outlook toward 'Littleboy' park, with patio and lawn, timber shed. UPVC double glazing and gas central heating.

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.

KITCHEN/DINER
14'10" x 10'5"
4.51m x 3.19m

WC/ UTILITY

HALL

STORE

LOUNGE
12'9" x 12'2"
3.90m x 3.72m

UP

HALL

W

SHOWER ROOM

WC

BEDROOM
10'6" x 10'5"
3.20m x 3.18m

C

LANDING

DOWN

W

BEDROOM
12'9" x 10'6"
3.90m x 3.20m

BEDROOM
8'11" x 7'5"
2.71m x 2.27m

TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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Multi-Award Wining

"The Ingleby Barwick Experts"

Tenure: Freehold

Council Tax Band: A

EPC Rating: TBC

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