



RICHMONDS

55 Stirling Crescent, Grange Park, Southampton, SO30 2SA

£495,000

Positioned at the end of a cul-de-sac is this well proportioned four bedroom detached family home. On the ground floor there is a sitting room, office, open plan conservatory with additional living/dining area and open to the kitchen. The master bedroom benefits from an ensuite shower room as well as a dressing room. There are three further good sized bedrooms as well as a loft room. Outside there is an enclosed rear garden, ample off road parking and access to the storage area (former garage) An internal inspection is highly recommended to fully appreciate the versatile accommodation on offer.

Accommodation

Entrance hallway:	Radiator
Cloakroom:	Window to front aspect, low level w.c and sink unit.
Office:	Door to storage area (former garage)
Sitting room:	15' 5" x 12' 4" (4.7m x 3.76m) window to front aspect, radiator, understairs cupboard.
Kitchen:	9' 10" x 8' 9" (3m x 2.67m) A range of matching wall and base units and drawers with roll top work tops over. Space for washing machine, dishwasher, integral gas hob and electric oven with chimney style extractor over and tiled surround. Sink with drainer. Wall mounted display cabinets with recess lighting.
Dining/living area:	15' 7" x 7' 9" (4.75m x 2.36m) Open plan with double glazed window to rear aspect, radiator, open to the conservatory
Conservatory:	20' 3" x 5' 8" (6.17m x 1.73m) Open plan area with access to kitchen and dining area. Double glazed windows, double glazed double doors to garden and two radiators.

First Floor Landing

Bedroom 1:	Access to loft room 13' 1" x 10' 1" (3.99m x 3.07m) Window to the rear, radiator, built-in cupboards and door to:-
Ensuite:	Low level w.c, sink unit with mixer tap, shower cubicle with tiled surround and tiled flooring
Dressing room:	7' 9" x 6' 3" (2.36m x 1.91m) Window to rear aspect and radiator.
Bedroom 2:	11' 9" x 9' 0" (3.58m x 2.74m) Window to rear aspect, radiator and built-in wardrobes.
Bedroom 3:	9' 3" x 9' 1" (2.82m x 2.77m) Window to front aspect, radiator and built-in cupboard.
Bedroom 4:	10' 1" x 9' 10" (3.07m x 3m) Window to front aspect and radiator.
Bathroom:	Window to front aspect, low level w.c, sink unit with mixer taps, bath with central mixer tap and shower attachment. Heated towel rail.

Loft room:	18' 0" x 10' 0" (5.49m x 3.05m) Restricted height. Velux windows, power and lighting.
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Outside

Front:	Lawn area with various shrubs and borders. Off road parking. Access to garage/storage area
Rear:	Enclosed and being mainly laid to lawn, various shrubs and borders. Timber shed, side gated access and outside tap
Garage:	Up & over door to storage area. The remainder of the garage has been converted to create the office area

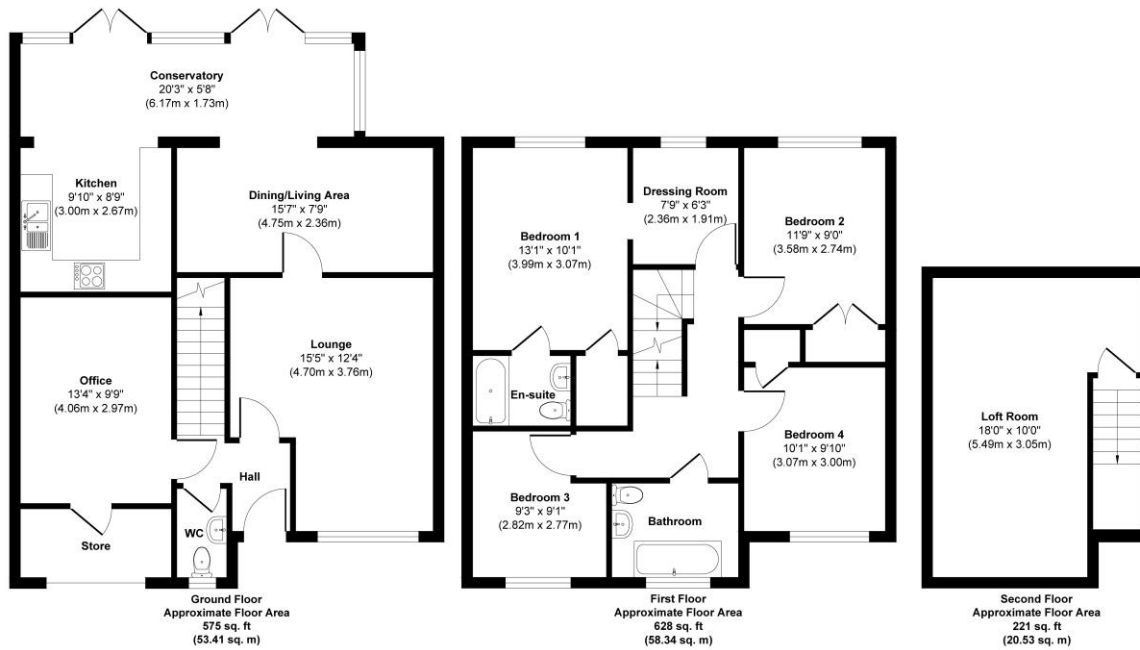
Other Information

Tenure:	Freehold
Approximate age:	1990's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	C
Sellers position:	Upsizing locally

Local Information

Council tax:	Band E
Local Authority:	Eastleigh Borough Council

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone [01489 789933](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



Approx. Gross Internal Floor Area 1424 sq. ft / 132.28 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase.

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