



 **3**
Bedrooms

 **2**
Bathrooms



***** THIS PROPERTY IS NOW UNDER OFFER ******

We are delighted to offer for sale as vendors SOLE AGENTS this large 3 bedroom semi detached house on Silkfield Road.

The property benefits from a large triple thru-lounge with access to a downstairs wet room, a fully fitted kitchen which leads to the well maintained rear garden. Accessed via the rear garden and shared driveway is a large garage/workshop. There is also off street parking for 2 cars at the front.

The first floor of the property has 3 spacious bedrooms, a bathroom and Separate WC.

In need of modernisation throughout the property is offered chain free.

Entrance Hall 4.30m x 2.00m (14.11ft x 6.56ft)

Front Reception 4.00m x 3.70m (13.12ft x 12.14ft)

Middle Reception 3.60m x 3.30m (11.81ft x 10.83ft)

Rear Reception 3.70m x 2.40m (12.14ft x 7.87ft)

Wet Room 2.30m x 1.40m (7.55ft x 4.59ft)

Kitchen 4.30m x 3.20m (14.11ft x 10.50ft)

Bedroom 1 3.40m x 3.40m (11.15ft x 11.15ft)

Bedroom 2 3.90m x 3.40m (12.80ft x 11.15ft)

Bedroom 3 3.10m x 2.20m (10.17ft x 7.22ft)

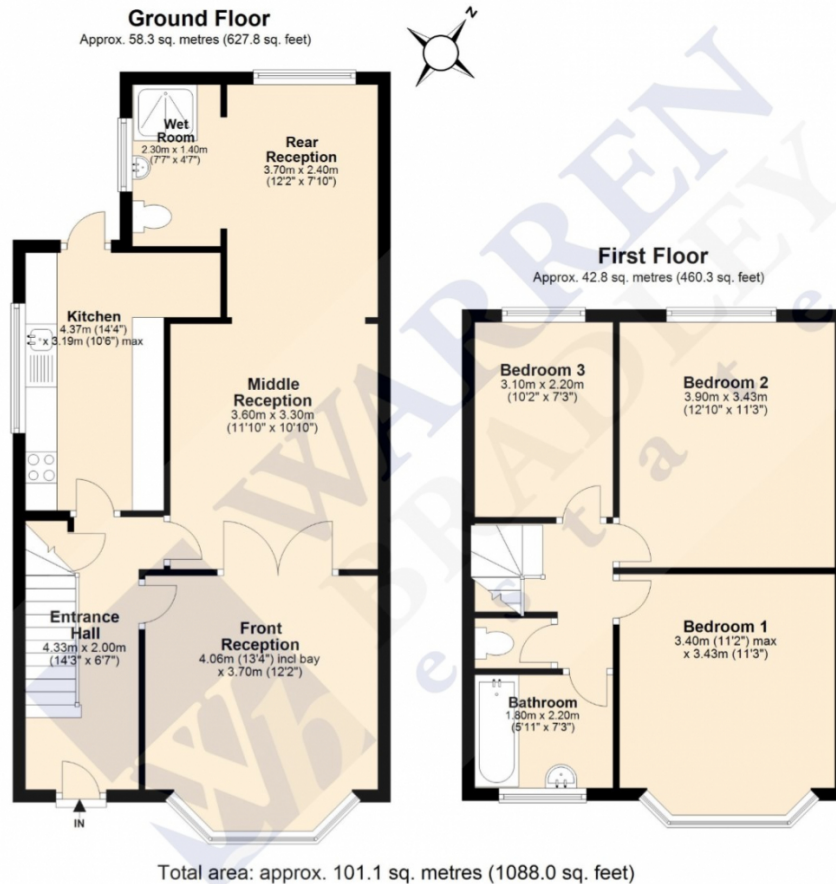
Bathroom 2.20m x 1.80m (7.22ft x 5.91ft)

Sep WC 1.30m x 0.80m (4.27ft x 2.62ft)

Rear Garden 13.50m x 4.00m (44.29ft x 13.12ft)

Garage/Work Shop 11.00m x 2.80m (36.09ft x 9.19ft)

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

