



Griffin Road

New Ollerton



£140,000

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*Immaculately Presented... Not
To Be Missed.*





Griffin Road





Welcome

Immaculately Presented...Not To Be Missed. On entering you will be wowed away by this beautiful three bedroom family home. Having modern decor throughout, the downstairs boasts a fantastic size lounge and kitchen/diner with French doors leading out to a secure garden. Upstairs will not disappoint as the standard is continued with both double bedrooms having fitted wardrobes and the family bathroom has an elegant boutique finish.



Step inside...

Entrance Porch

Accessed from the front through a composite door, uPVC window to side aspect, grey ceramic tiled flooring, radiator, having doors leading into downstairs WC and lounge.

Downstairs WC

Fitted with low flush WC and wall mounted basin, having grey tiled flooring, uPVC obscure window to side aspect and radiator.

Lounge 14' 8" x 14' 8" (4.47m x 4.46m)

Grey tiled flooring, uPVC window to front aspect, pendant light, radiator, under stairs storage cupboard and stairs off to first floor landing.

Kitchen/Diner 14' 7" x 9' 5" (4.45m x 2.86m)

Fitted with off white wall and base units with square edged beech effect work surface incorporating a stainless steel sink/drainage with mixer tap having space and plumbing for washing machine. Integral appliances include a Zanussi electric fan assisted oven, grill, four ring gas hob having an extractor fan over. Ceramic tiled flooring, pendant light, radiator, part tiled walls, uPVC window and French doors to rear aspect leading onto slabbed patio area.

First Floor Landing

Carpet flooring, pendant light, radiator, access to loft, doors leading to all bedrooms and family bathroom.

Master bedroom 11' 1" x 8' 3" (3.37m x 2.51m)

Carpet flooring, pendant light, modern fitted wardrobe, radiator and uPVC window to front aspect.

Bedroom Two 9' 6" x 8' 3" (2.89m x 2.51m)

Carpet flooring, pendant light, radiator, fitted wardrobe and uPVC window to rear aspect.

Bedroom Three 8' 3" x 6' 1" (2.51m x 1.86m)

Carpet flooring, pendant light, radiator and uPVC window to front aspect.

Family Bathroom 6' 1" x 6' 1" (1.85m x 1.85m)

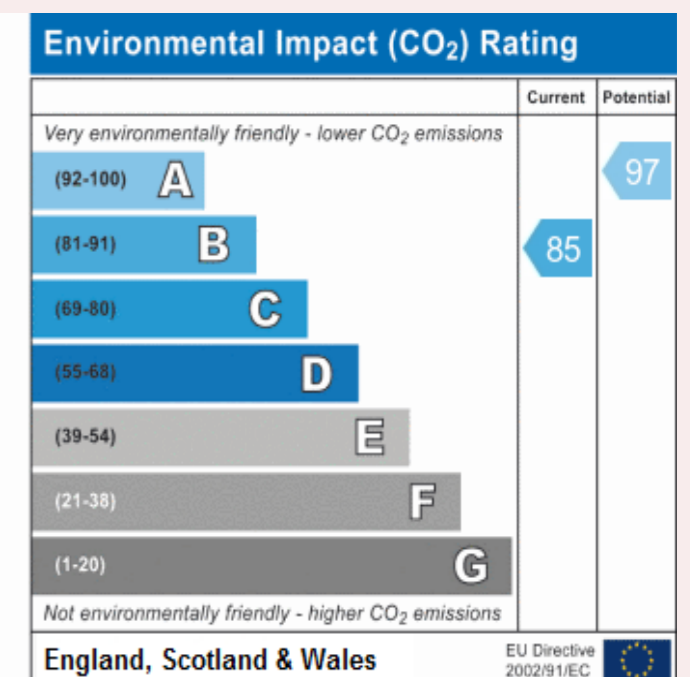
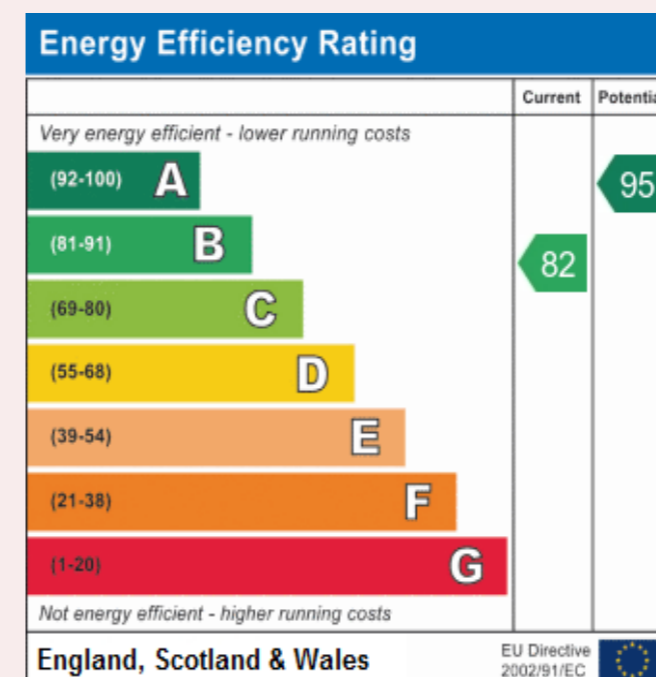
Fitted with a three piece white suite that comprises of pedestal sink, low flush WC and panel bath with mains fed shower over. Cushioned vinyl flooring, part tiled walls, ceiling light, radiator and uPVC window to rear aspect.

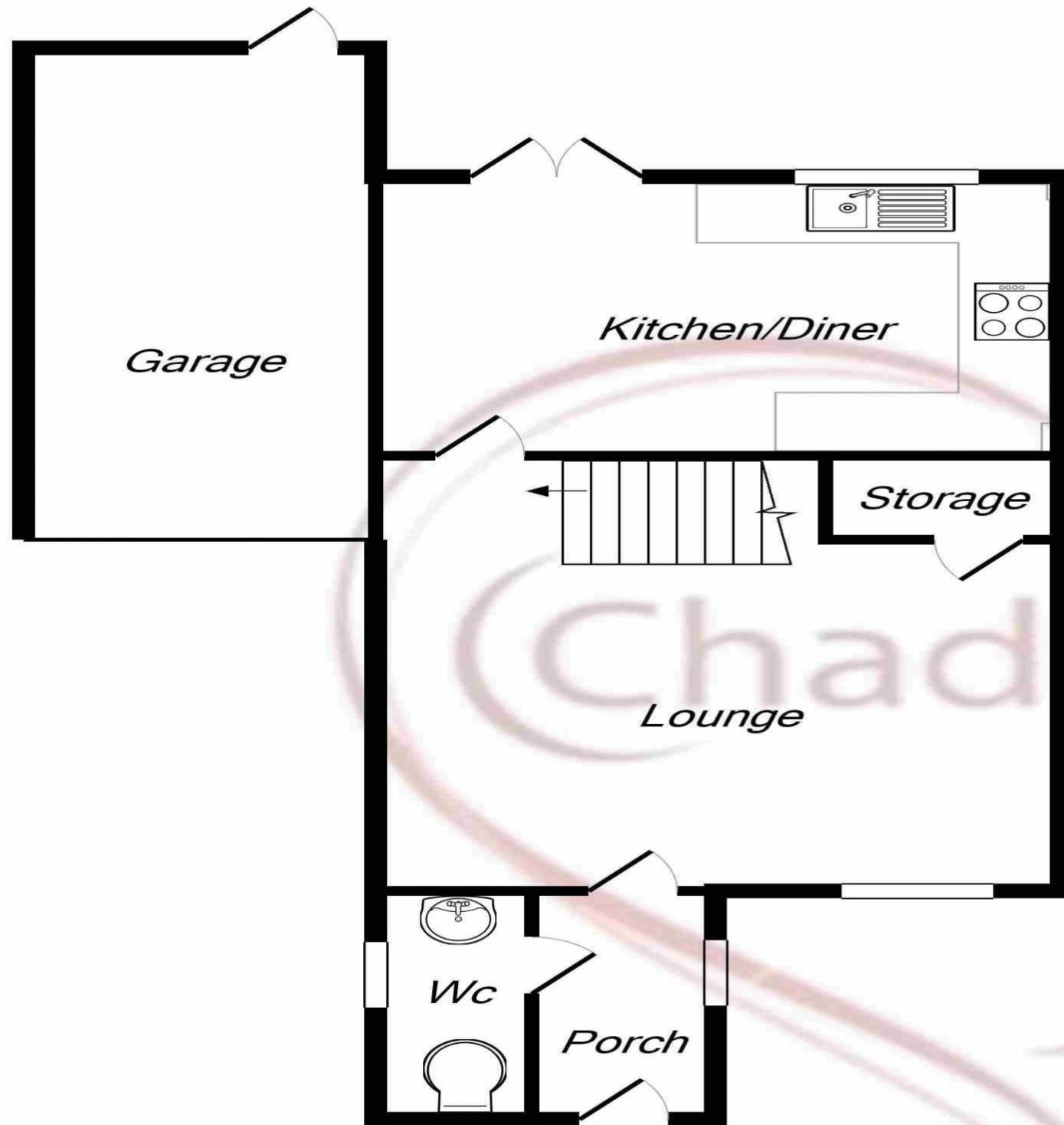
Outside

To the front there is a driveway with access to single garage, area laid to lawn with planted borders. To the rear there is a secure fenced garden that is mainly laid to lawn with slabbed patio area and access to garage. Also benefitting from outside power points and hose-style tap.

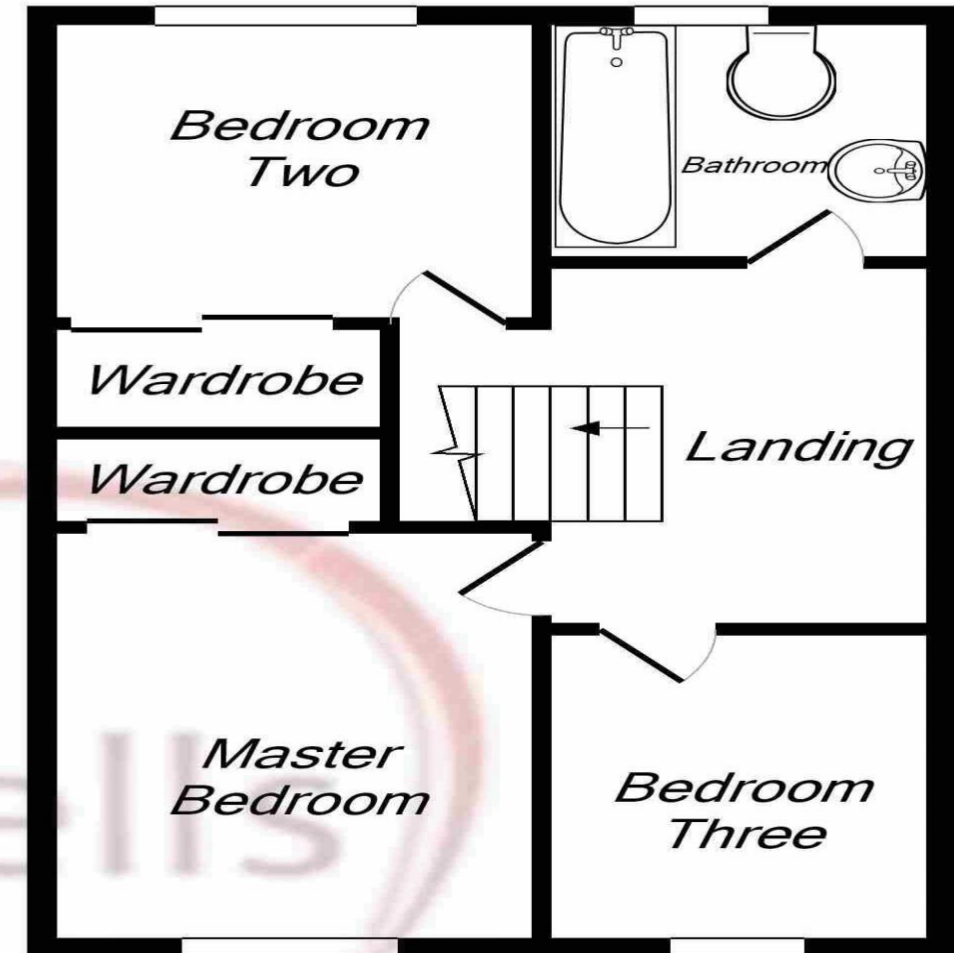
Garage

Manual up and over door for vehicular access, lighting, power points and uPVC door to rear access.





*Ground Floor
Approx. Floor
Area 534 Sq.Ft.
(49.6 Sq.M.)*



*1st Floor
Approx. Floor
Area 355 Sq.Ft.
(32.9 Sq.M.)*

Total Approx. Floor Area 888 Sq.Ft. (82.5 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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