



Griffin Road

Ollerton



£130,000

Chadwells
Estate & Letting Agents





Not To Be Missed...





Griffin Road





Welcome

Not To Be Missed...This is the perfect property for first time buyers and those wanting to downsize. Tastefully decorated throughout with modern fixtures and fittings viewing is a must to appreciate what this beautiful home has to offer. In brief the downstairs benefits from a spacious kitchen/diner, a generous size lounge and a downstairs WC. To the first floor there are three bedrooms, two of which are doubles and a family bathroom. Ring branch to avoid any disappointment.



Step inside...

Entrance Hall

The property is accessed through a composite door from the front aspect. Having carpet flooring, radiator, stairs to first floor landing and door leading into kitchen/diner.

Kitchen/Diner 16' 1" x 10' 2" (4.91m x 3.11m)

Fitted with ivory high gloss wall and base units having roll top work surfaces incorporating a stainless steel sink/drain with mixer tap, space and plumbing for washing machine. Part tiled walls, cushioned vinyl flooring and two radiators. Wall mounted Logic combination boiler. uPVC windows to side and rear aspect. Integral appliances include a Zanussi fan assisted electric oven and four ring gas hob with extractor fan over. There is extra storage under the stairs, space for a fridge freezer having doors leading into the lounge and downstairs WC.

Lounge 13' 6" x 10' 10" (4.12m x 3.29m)

Carpet flooring, radiator, wall mounted thermostat control, uPVC window and French doors to rear aspect.

Downstairs WC

Cushioned vinyl flooring, radiator, low flush WC and wall mounted basin.

First Floor Landing

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

Master bedroom 13' 7" x 8' 3" (4.15m x 2.51m)

Carpet flooring, radiator, wall mounted thermostat control and uPVC dual windows to front aspect.

Bedroom Two 12' 6" x 7' 3" (3.8m x 2.20m)

Carpet flooring, radiator and uPVC window to rear aspect.

Bedroom Three 9' 0" x 6' 0" (2.75m x 1.84m)

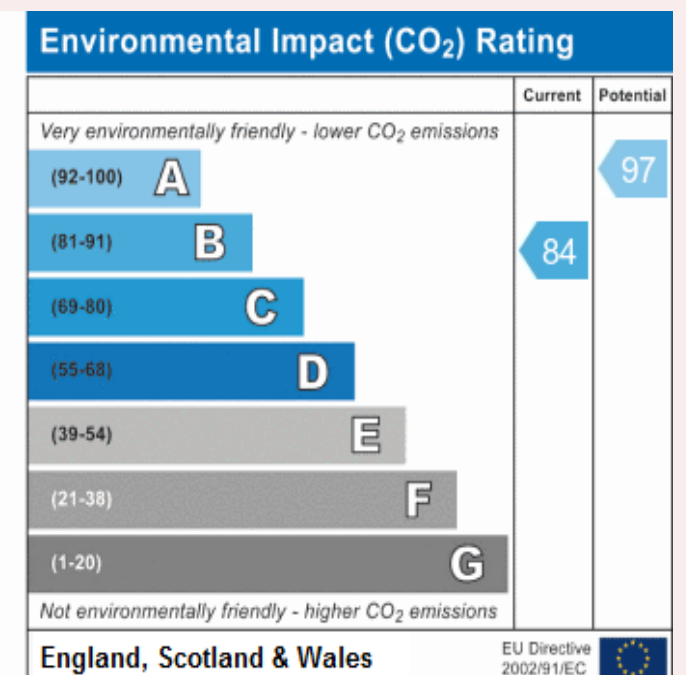
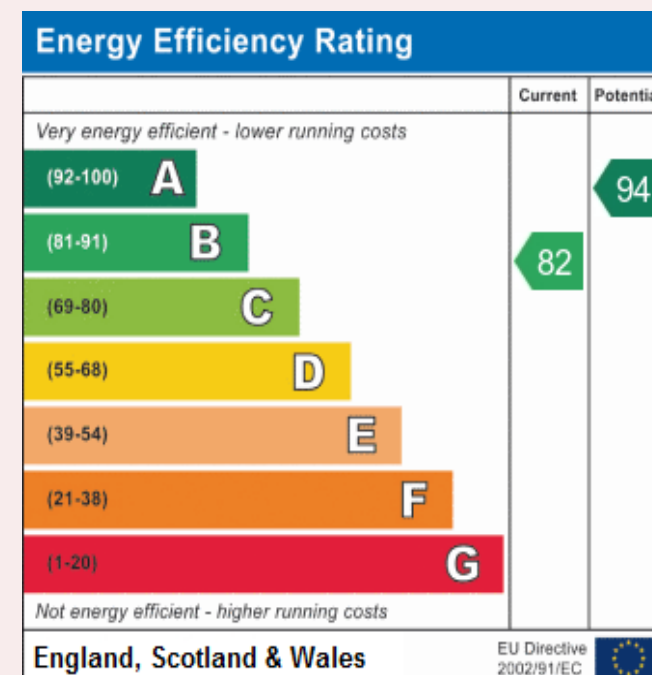
Carpet flooring, radiator and uPVC window to rear aspect.

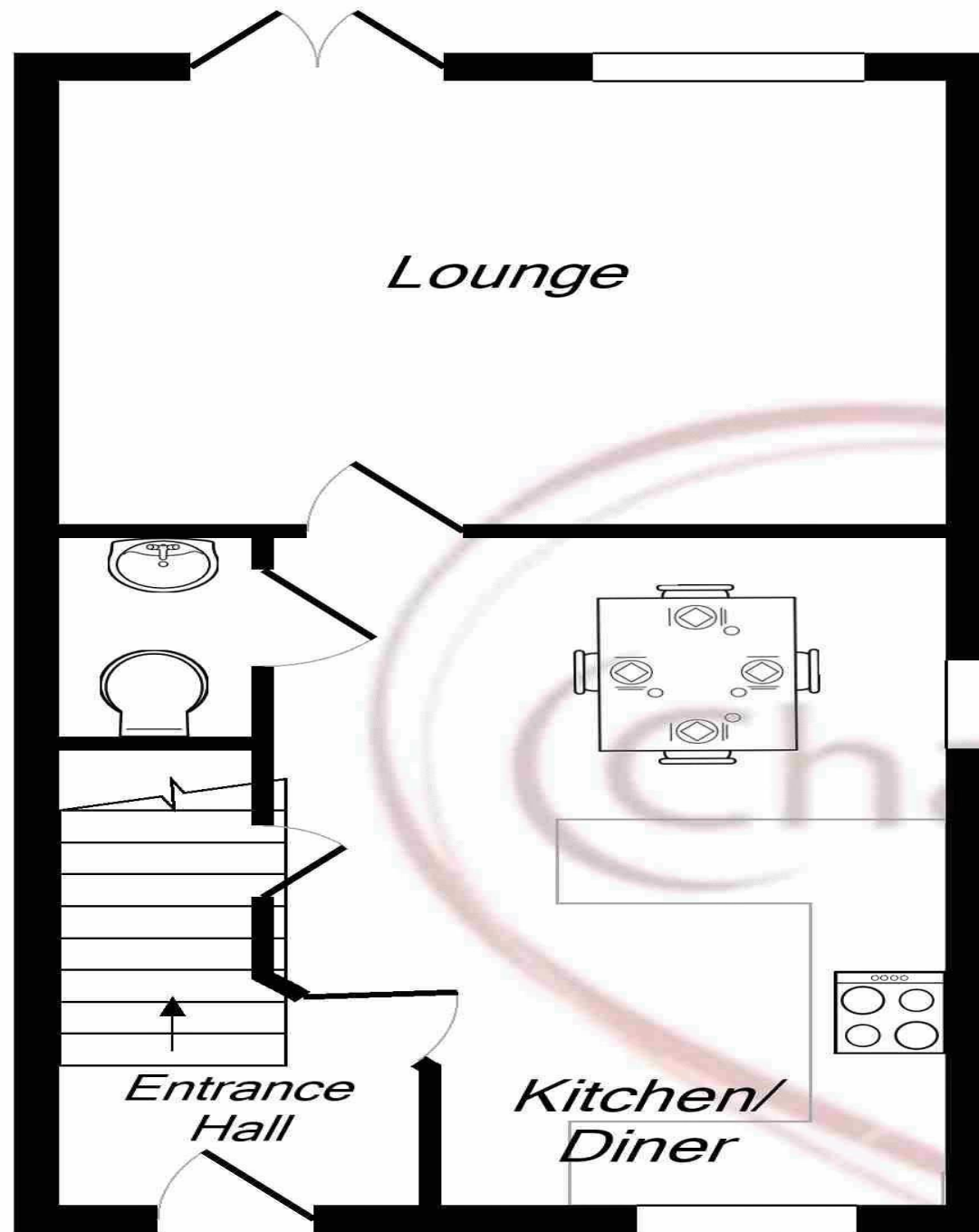
Family Bathroom 7' 3" x 6' 0" (2.20m x 1.83m)

Fitted with a white three piece suite comprising of a panel bath with shower attachment, pedestal sink and low flush WC. Part tiled walls, cushioned

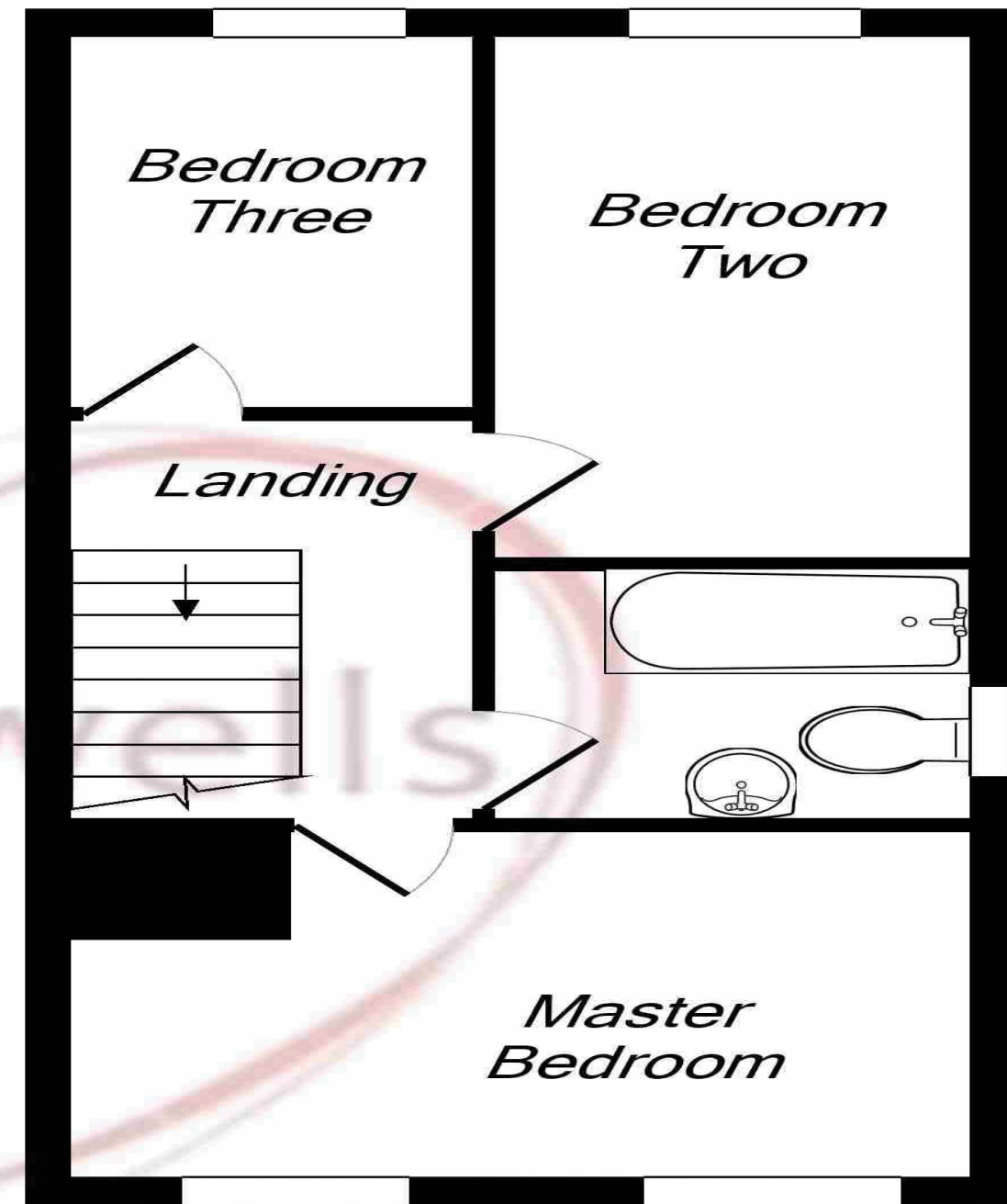
Outside

The front of the property is mainly laid to lawn with planted borders, an outside tap, and a gravel driveway that leads to the rear where there is gated access to an enclosed garden. The rear has several areas including decking, patio and a lawn which has a 'French drain' to a soak away.





*Ground Floor
Approx. Floor
Area 365 Sq.Ft.
(33.9 Sq.M.)*



*1st Floor
Approx. Floor
Area 357 Sq.Ft.
(33.1 Sq.M.)*

Total Approx. Floor Area 722 Sq.Ft. (67.1 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
Made with Metropix ©2020*



My
FAVOURITE
Little Things

Bath

Selling Homes with Bespoke Lifestyle Photography

Chadwells
Estate & Letting Agents

If you'd like to view this amazing
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

**Chadwells**
Estate & Letting Agents