



The Markhams

New Ollerton



£90,000

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*An excellent opportunity to create
your dream home.....*





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Welcome

An excellent opportunity to create your dream home..... This three bedroom property located in a quiet cul-de-sac offers a great opportunity for a keen DIY enthusiast to create their dream home. Comprising three spacious bedrooms, lounge, kitchen and dining area. The property benefits from recently replaced UPVC double glazed windows and doors throughout and has mains gas connected to the property. Viewings come highly recommended.



Step inside...

Entrance Hall

Enter through the UPVC door into the entrance hall, with carpet flooring, stairs off to the first floor and door leading to the dining area.

Entrance Porch 7' 1" x 2' 0" (2.16m x 0.61m)

The lean to porch to the side of the property has a UPVC door, tiled flooring, UPVC window to the side and a glass and wood door leading into the dining area.

Kitchen 11' 11" x 9' 7" (3.63m x 2.92m)

The kitchen is fitted with wall and base units with solid wood doors and roll top work surfaces. Stainless steel sink with drainer, tiled splash backs, free standing gas oven with 4 ring hob and space and plumbing for washing machine. Tiled flooring, UPVC window to the rear aspect and solid fuel fire with brick feature wall and tiled hearth. Doors leading to the lounge and dining area.

Dining area 9' 7" x 6' 4" (2.92m x 1.93m)

With tiled flooring throughout, under stairs storage, built in floor to ceiling store cupboard. Doors leading to the porch and entrance hall.

Lounge 19' 7" x 11' 4" (5.96m x 3.45m)

The lounge has carpet flooring, dual aspect UPVC windows and focal brick fire place. Carpet flooring, BT and TV point.

Landing

With carpet flooring, doors leading to the three bedrooms and bathroom. An airing cupboard housing water tank and loft access.

Master bedroom 11' 6" x 10' 4" (3.50m x 3.15m)

With carpet flooring, built in store cupboard, radiator and UPVC window to the front aspect.

Bedroom Two 13' 3" x 9' 2" (4.04m x 2.79m)

With carpet flooring, radiator and UPVC window to the rear aspect.

Bedroom Three 11' 7" x 6' 5" (3.53m x 1.95m)

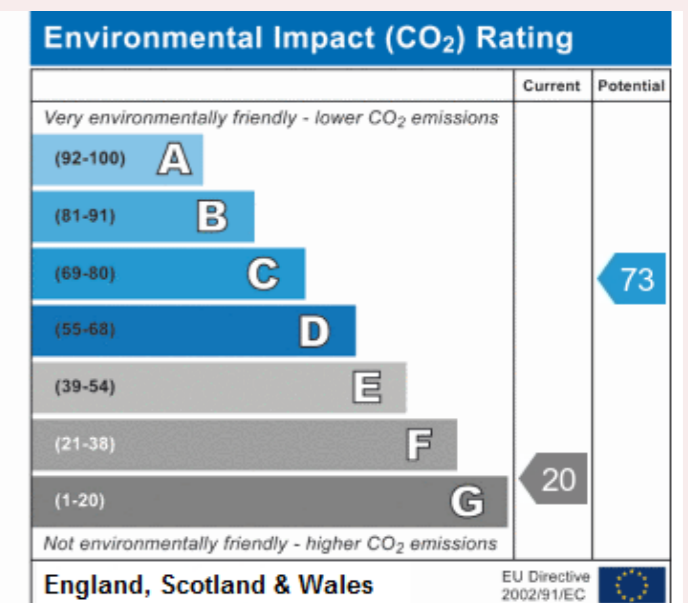
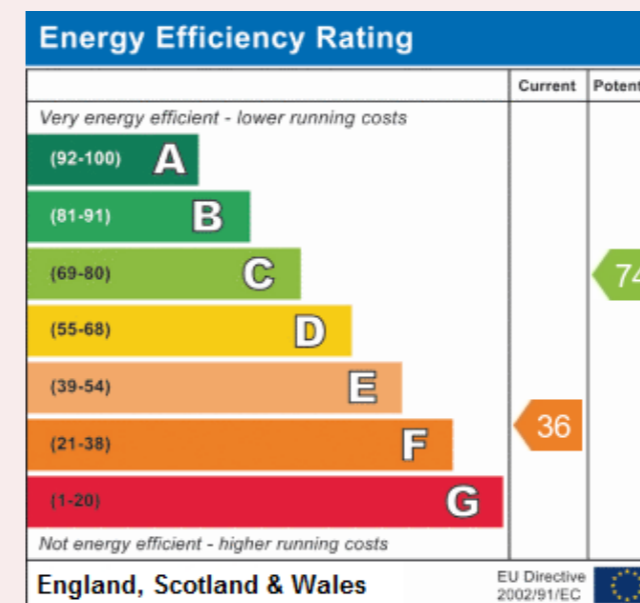
With carpet flooring and UPVC window to the rear aspect.

Family Bathroom 7' 10" x 6' 3" (2.39m x 1.90m)

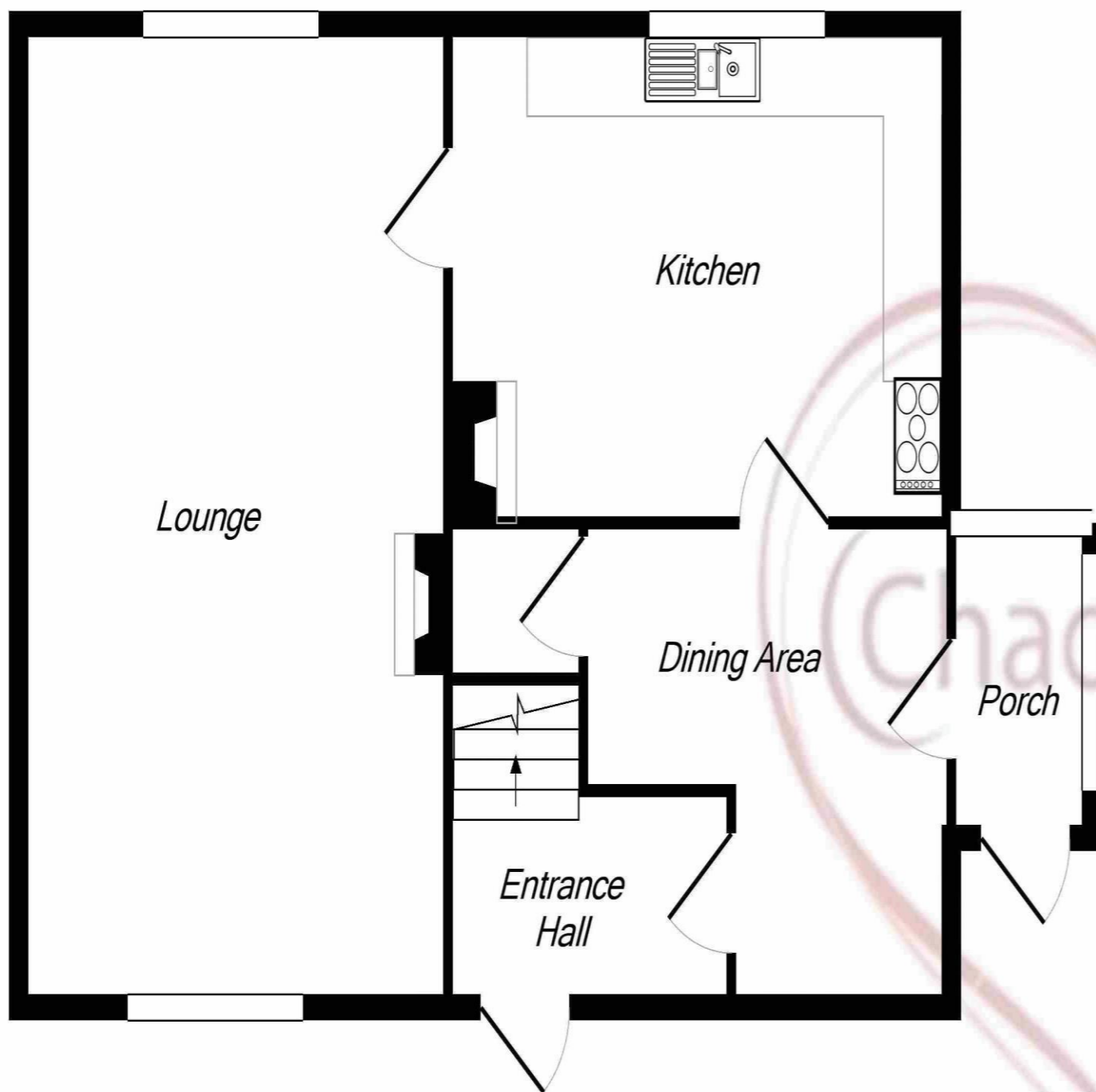
The bathroom is fitted with a white three piece suite comprising panel bath with electric overhead shower, low flush WC and hand wash basin set on vanity unit. Laminate flooring, radiator and obscure window to the rear aspect.

Outside

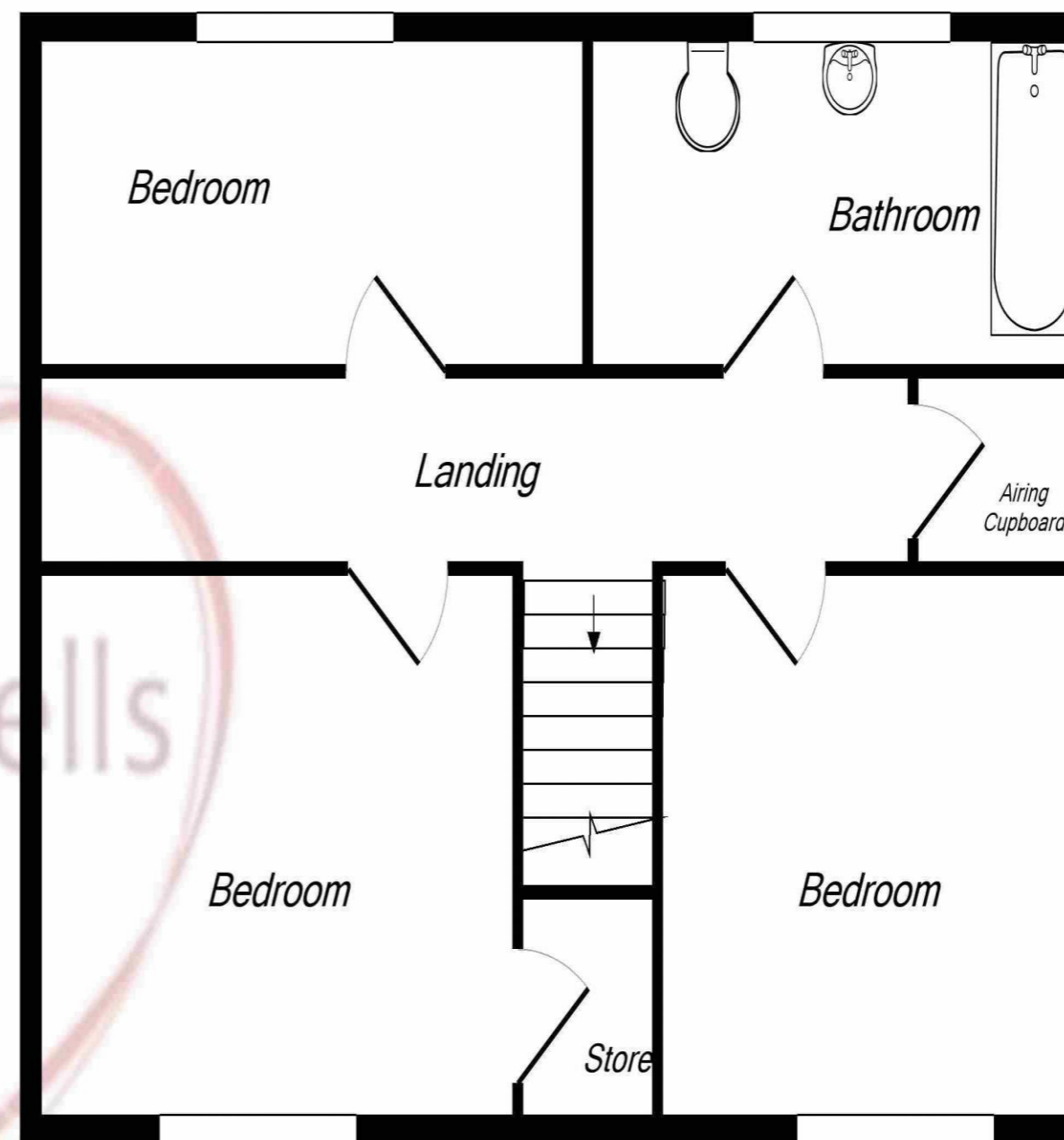
To the front of the property there is an area laid to stone chippings and surrounded with mature shrubs. The side is laid to concrete and has a store shed. The rear garden has a raised stone chipping area and lawn. The garden is surrounded by mature trees and shrubs.



Address:
The Markhams



Ground Floor
 Approx. Floor Area 810 Sq.Ft.
 (75.2 Sq.M.)



1st Floor
 Approx. Floor Area 772 Sq.Ft.
 (71.8 Sq.M.)

Total Approx. Floor Area 1582 Sq.Ft. (147.0 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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