



*Ambleside*

*New Ollerton*



£110,000

**Chadwells**  
Estate & Letting Agents



Chadwells



*Ready for the new owners to create  
a wonderful family home...*





*Ambleside*





# Welcome

This three bedroom semi-detached home is offered for sale with no upward chain and sits perfectly within the heart of New Ollerton close to all local amenities and transport links. In brief the accommodation boasts a dual aspect lounge, dining room and kitchen to the ground floor with the first-floor housing three spacious bedrooms and a family bathroom. The external of the property offers ample off-road parking with the benefit of a private driveway leading to the detached garage and large rear garden. The property would be perfect to put your own stamp on and a viewing is a must to appreciate the space has to offer. Contact our office today to avoid missing out!



# Step inside...

## **Entrance Hallway**

Accessed through uPVC door with obscure glass inserts to the front aspect and having carpet flooring, pendant light fitting and stairs off to the first floor.

## **Lounge** *18' 3" x 10' 2" (5.56m x 3.10m)*

Having a feature gas fire with marble effect insert and hearth. UPVC windows to both the front and rear aspect, two radiators, two pendant ceiling light fittings, BT point and carpet flooring.

## **Dining Room** *12' 0" x 11' 2" (3.65m x 3.40m)*

Having a feature gas fire with back boiler and wood surround and marble effect insert and hearth. Coving to the ceiling, uPVC windows to both the front and side aspect, pendant light fitting and carpet flooring.

## **Kitchen** *14' 5" x 5' 11" (4.39m x 1.80m)*

Fitted with a range of matching wood wall and base units, roll top work surfaces over inset with composite sink, drainer and mixer tap. Additional benefits include an integrated electric oven, gas hob with extractor hood over, space and plumbing for washing machine, space for under counter fridge and freezer. Coving to the ceiling, uPVC windows to both the side and rear aspect, uPVC door with obscure insert to the rear aspect, tiled splash backs, radiator and carpet flooring.

## **First Floor Landing**

With loft access, uPVC window to the rear aspect, pendant light fitting and carpet flooring.

## **Master Bedroom** *11' 3" x 10' 9" (3.43m x 3.27m)*

With uPVC window to the front aspect, built in storage housing the water tank, radiator and carpet flooring.

## **Bedroom Two** *13' 7" x 8' 9" (4.14m x 2.66m) into recess*

With coving to the ceiling, uPVC window to the front aspect, radiator and carpet flooring.

## **Bedroom Three**

With uPVC window to the rear aspect, built in storage cupboard, coving to the ceiling, pendant light fitting and carpet flooring.

## **Family Bathroom**

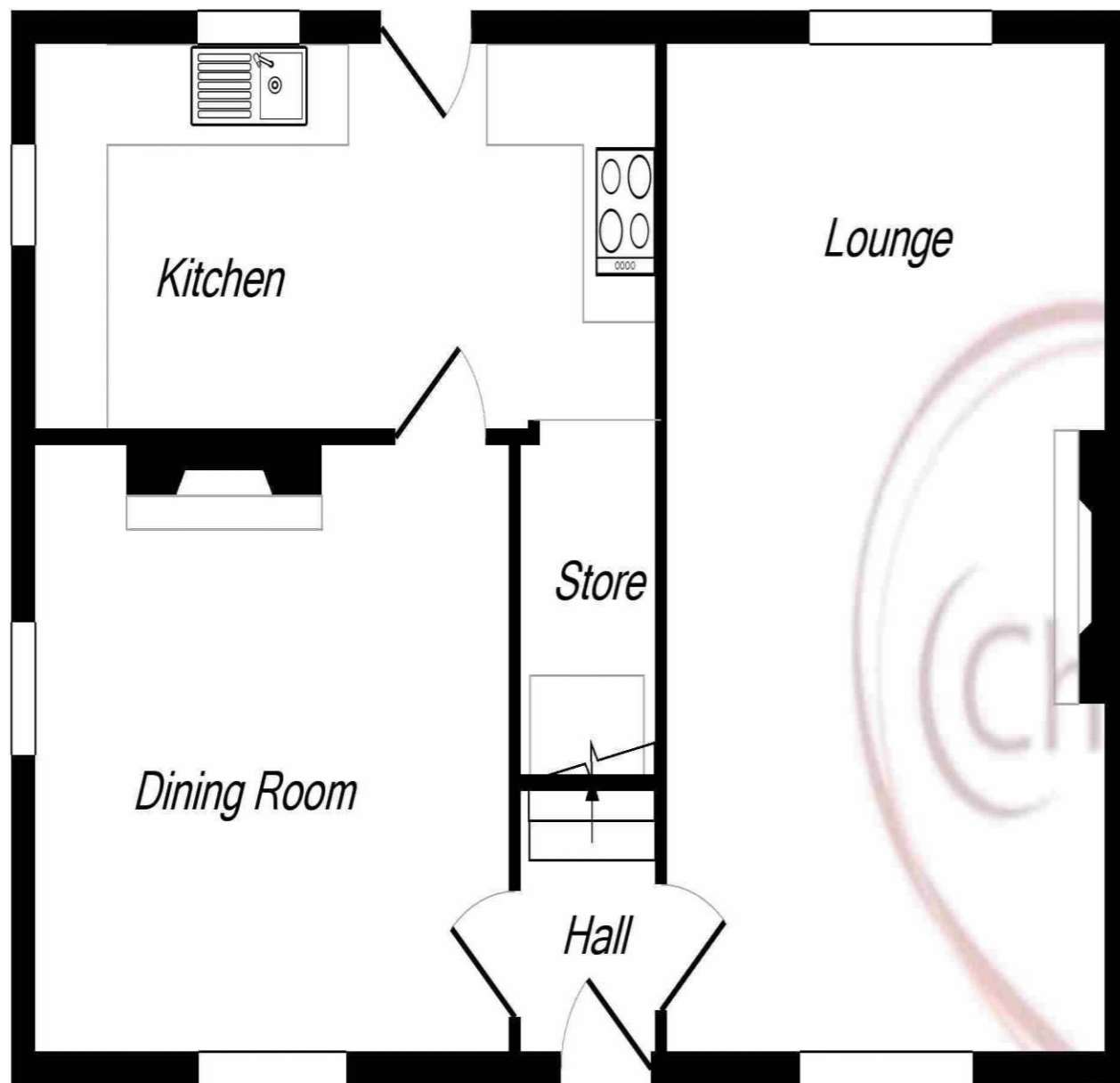
Fitted with a three-piece suite comprising of panel bath with mains fed shower over, pedestal hand wash basin and low flush WC. Two obscure windows to the rear aspect, fully tiled walls and vinyl flooring.

## **Externally**

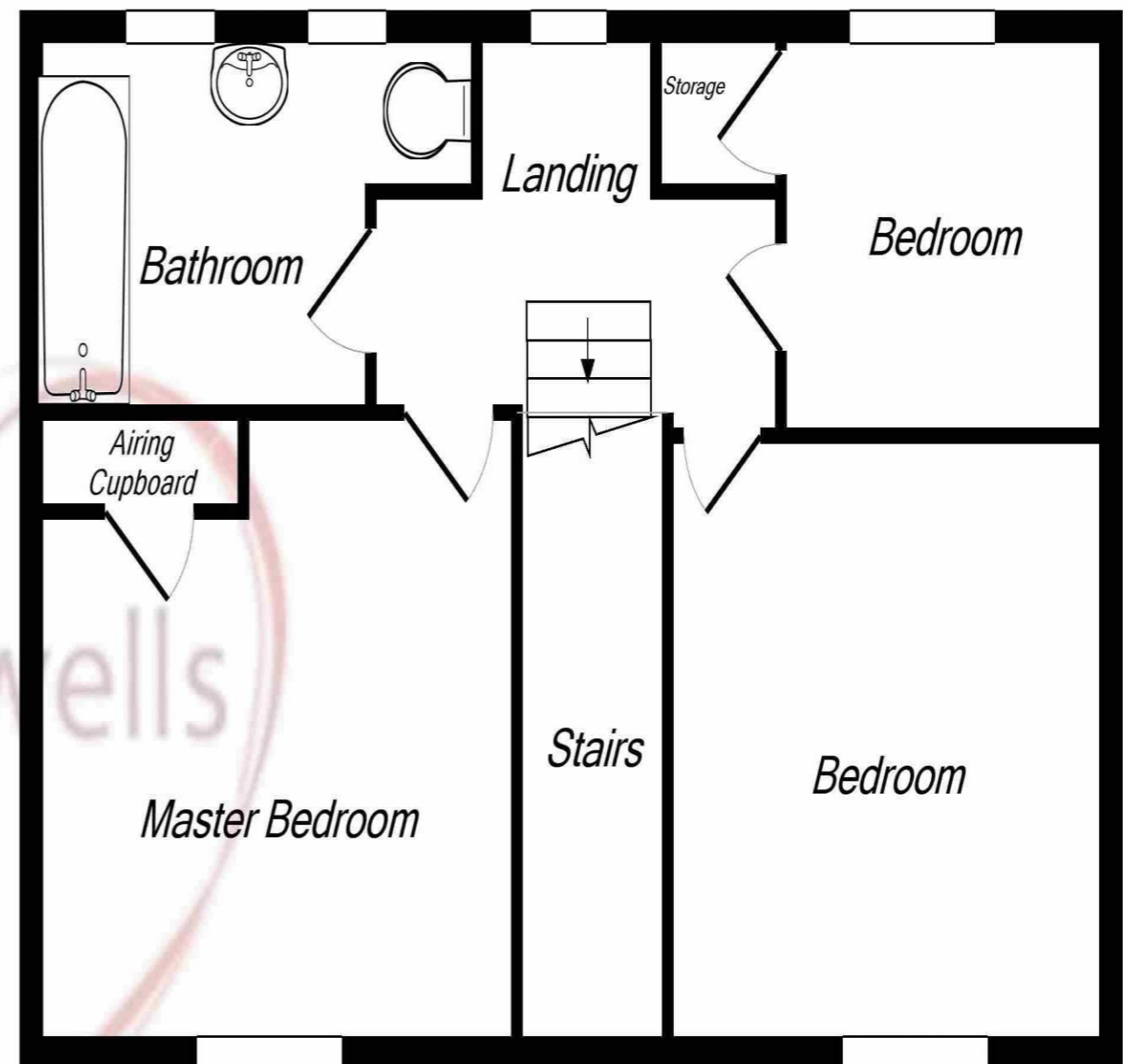
To the front of the property is laid to lawn with a private driveway to the side accessed through double metal gates. The rear garden is mainly laid to lawn with a patio area and outside tap.

## **Detached Garage**

With wood doors.



Ground Floor



1st Floor

*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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*Selling Homes with Bespoke Lifestyle Photography*

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