



Poplar Street

Ollerton



£95,000

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PERFECT FOR A FIRST TIME
BUYER...

OFFERED FOR SALE WITH NO
UPWARD CHAIN.





Poplar Street





Welcome

Situated in the popular residential Town of New Ollerton this two bedroom semi detached house would make the perfect purchase for a first-time buyer or investor. Internally the property boasts a good sized lounge, dining room, kitchen and conservatory to the ground floor with the first floor housing two well proportioned bedrooms and a larger than average family bathroom. Externally the property has a large rear garden, garage and enclosed front garden. Internal inspection is a must to appreciate all this property has to offer.



Step inside...

Entrance Hallway

Accessed through a uPVC glazed door and having carpet flooring, pendant light fitting, radiator and stairs off to the first floor landing.

Lounge *13' 4" x 14' 3" (4.06m x 4.34m)*

With a feature electric fire having a decorative cream surround and hearth, uPVC window to the front aspect, decorative ceiling light fitting and two wall lights set within alcoves. Carpet flooring, coving to the ceiling, two radiator, TV point and alarm system.

Under Stairs Storage

Accessed through a wooden glazed door from the lounge and having an obscure uPVC window to the side aspect, carpet flooring and houses the Worcester gas boiler.

Dining Room *10' 5" x 10' 2" (3.18m x 3.1m)*

Having a uPVC window to the rear aspect, two radiators, decorative ceiling light fitting, TV point and vinyl flooring.

Kitchen *9' 10" x 8' 2" (3.00m x 2.48m)*

Fitted with a range of matching wall and base units having roll top work surfaces over inset with a composite sink, drainer and mixer tap. Additional benefits include a stainless steel extractor hood, space and plumbing for a washing machine, freestanding oven, under counter fridge and under counter freezer. Two uPVC windows to the side aspect, wooden window to the conservatory, ceiling light fitting, radiator and vinyl flooring.

Conservatory *8' 2" x 13' 7" (2.5m x 4.15m)*

Having tiled flooring, French doors to the rear garden and wall light fitting.

First Floor Landing

Having loft access, pendant light fitting, uPVC window to the side aspect and carpet flooring.

Master Bedroom *9' 10" x 14' 4" (2.99m x 4.38m)*

Having a uPVC window to the front aspect, built in wardrobe with sliding doors, built in storage cupboard/ wardrobe over the stairs, pendant light fitting, two wall light fittings, coving to the ceiling, radiator and carpet flooring.

Bedroom Two *10' 3" x 13' 11" (3.13m x 4.24m)*

Having uPVC window to the rear aspect, airing cupboard, radiator, pendant light fitting and carpet flooring.

Family Bathroom *10' 0" x 8' 3" (3.04m x 2.52m)*

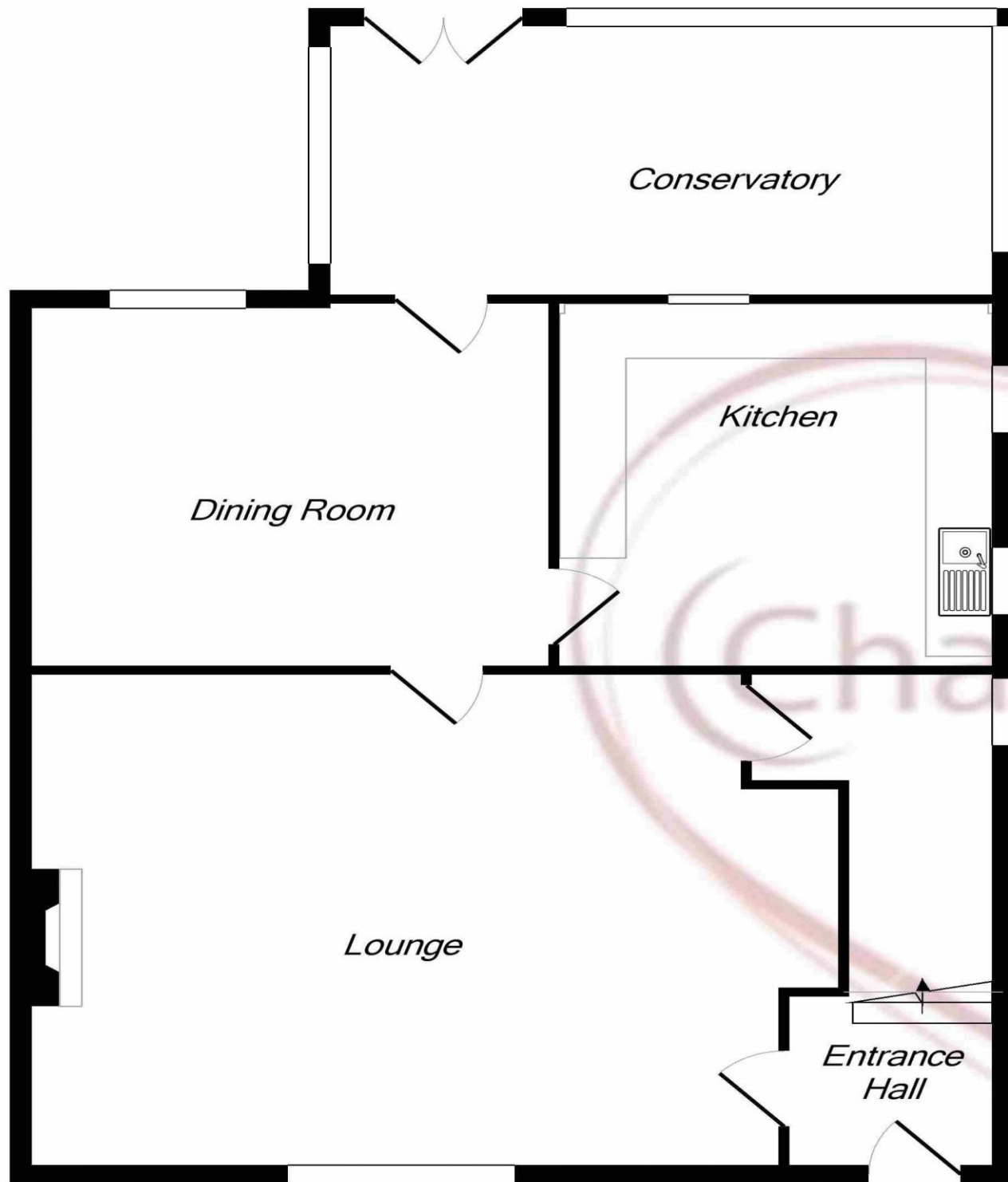
Fitted with a three piece suite comprising of corner bath with mixer rainfall and handheld shower heads, low flush WC and hand wash basin set within a vanity unit. Tiled splash backs, uPVC window to the rear aspect, radiator, coving to the ceiling, pendant light fitting and laminate flooring.

Externally

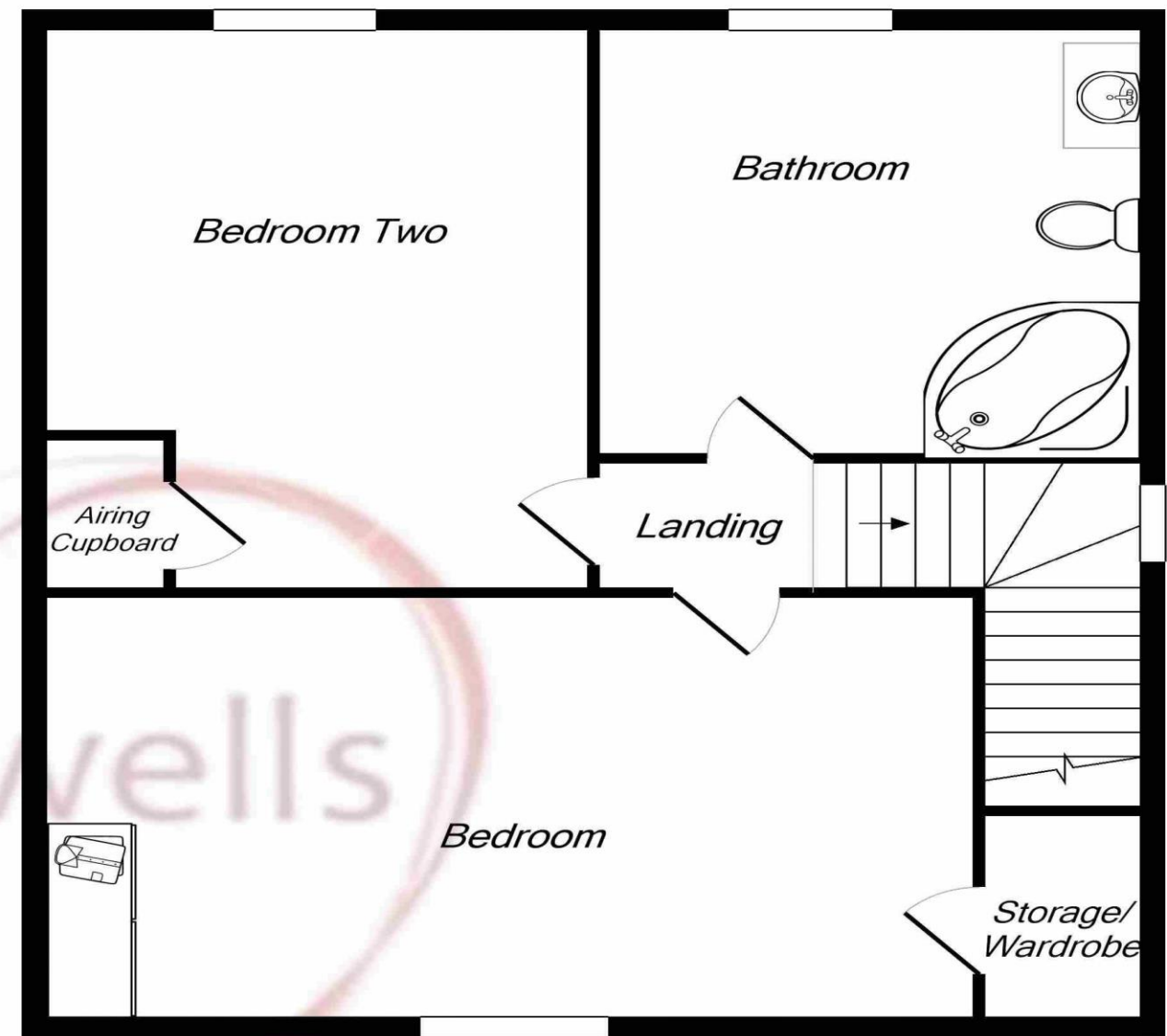
The front of the property benefits from an enclosed front garden which is mainly laid to lawn with planted decorative shrubs. The rear of the property is fully enclosed which is mainly laid to lawn with mature shrub borders, decorative fish pond, garden shed and greenhouse.

Garage

Detached garage with wooden double doors to the front and a wooden single side door.



Ground Floor
 Approx. Floor
 Area 1126 Sq.Ft.
 (104.6 Sq.M.)



1st Floor
 Approx. Floor
 Area 905 Sq.Ft.
 (84.1 Sq.M.)

Total Approx. Floor Area 2031 Sq.Ft. (188.7 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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