



Yew Tree Road

Ollerton



£114,950

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Estate & Letting Agents





Perfect Family Home...





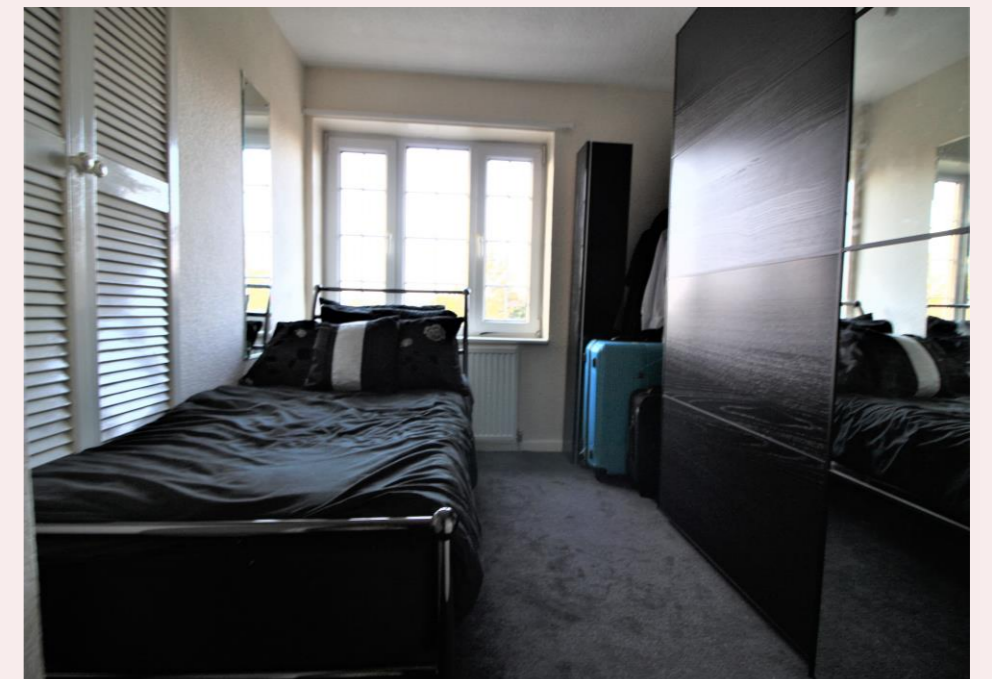
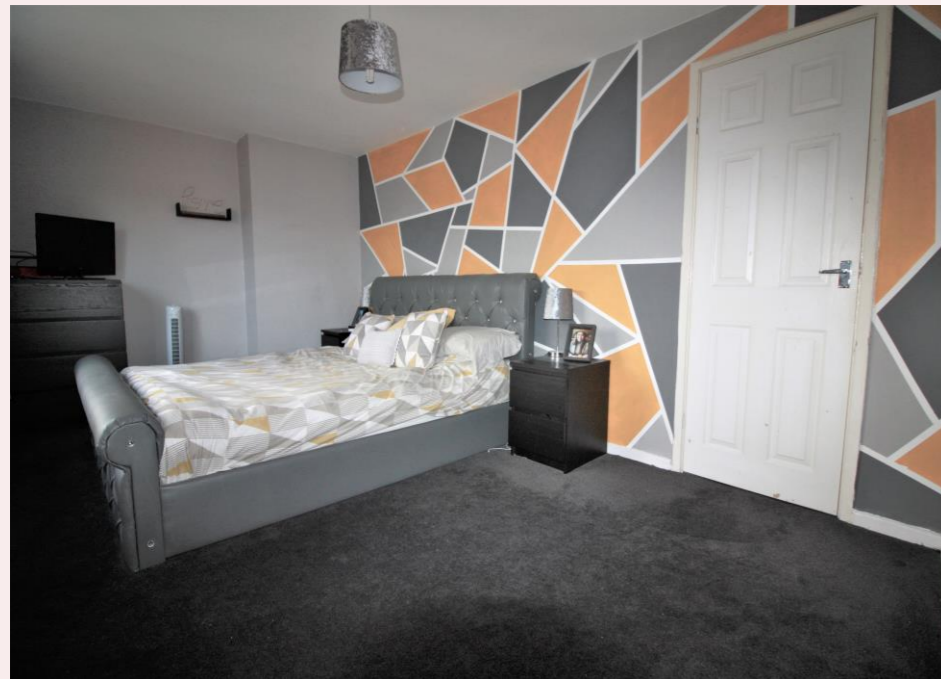
Yew Tree Road





Welcome

Situated in the popular residential Town of New Ollerton this three bedroom semi detached property really must be viewed to appreciate the potential it has to offer. Internally the ground floor boasts a spacious lounge, dining room, additional reception room, kitchen, conservatory and family bathroom with the first floor housing three well proportioned bedrooms. Externally the front of the property offers ample of road parking with a fully enclosed garden to the rear. Contact our office today to avoid missing the opportunity to call this property home.



Step inside...

Porch

Accessed through a uPVC door, having uPVC windows to the front and side aspects and a composite door leading through to the entrance hallway.

Entrance Hallway

With carpet flooring, radiator, BT point, open under stairs storage, pendant light fitting and uPVC window to the side aspect.

Lounge 13' 5" x 13' 5" (4.1m x 4.08m)

With uPVC window to the front aspect, decorative ceiling light, radiator, carpet flooring and double wooden glazed doors leading to the dining room.

Dining Room 8' 4" x 13' 4" (2.54m x 4.07m)

With laminate flooring, decorative ceiling light fitting, radiator and archway leading to the kitchen.

Study/Reception Room 11' 6" x 5' 9" (3.5m x 1.74m)

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

Kitchen 6' 3" x 11' 2" (1.90m x 3.4m)

Fitted with a range of wall and base units having roll top work surfaces over, inset with a stainless steel sink, drainer and mixer tap. Additional benefits include space for freestanding oven and under counter fridge, tiled splash backs, obscure uPVC window to the side aspect, ceiling light fitting and laminate flooring.

Conservatory

With space and plumbing for a washing machine and freezer, vinyl flooring, uPVC door to the rear aspect and uPVC windows to the side and rear aspect.

Family Bathroom 11' 7" x 5' 9" (3.54m x 1.75m)

Fitted with a three piece suite comprising of bath, pedestal wash basin and low flush WC. Tiled splash backs, obscure uPVC window to the side aspect, ceiling light fitting, extractor fan and tiled flooring.

First Floor Landing

With a built in storage cupboard housing the 'Worcester' boiler, loft access, uPVC window to the side aspect, pendant light fitting and carpet flooring.

Master Bedroom 9' 7" x 19' 8" (2.93m x 6.00m)

With two uPVC windows to the front aspect, radiator, pendant light fitting and carpet flooring.

Bedroom Two 13' 9" x 9' 6" (4.20m x 2.90m)

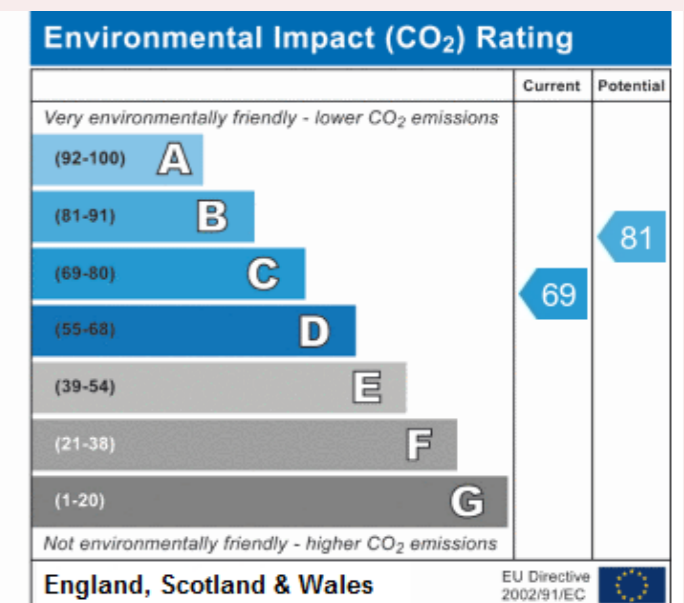
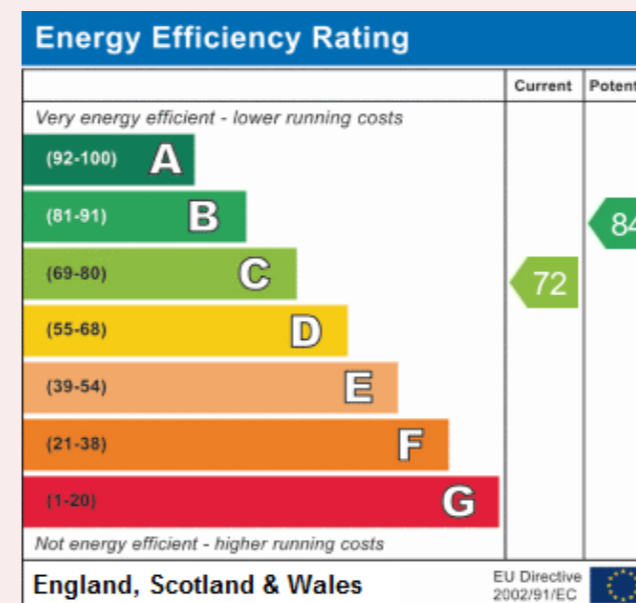
With a built in storage cupboard, uPVC window to the rear aspect, pendant light fitting, radiator and carpet flooring.

Bedroom Three 10' 7" x 8' 6" (3.23m x 2.58m)

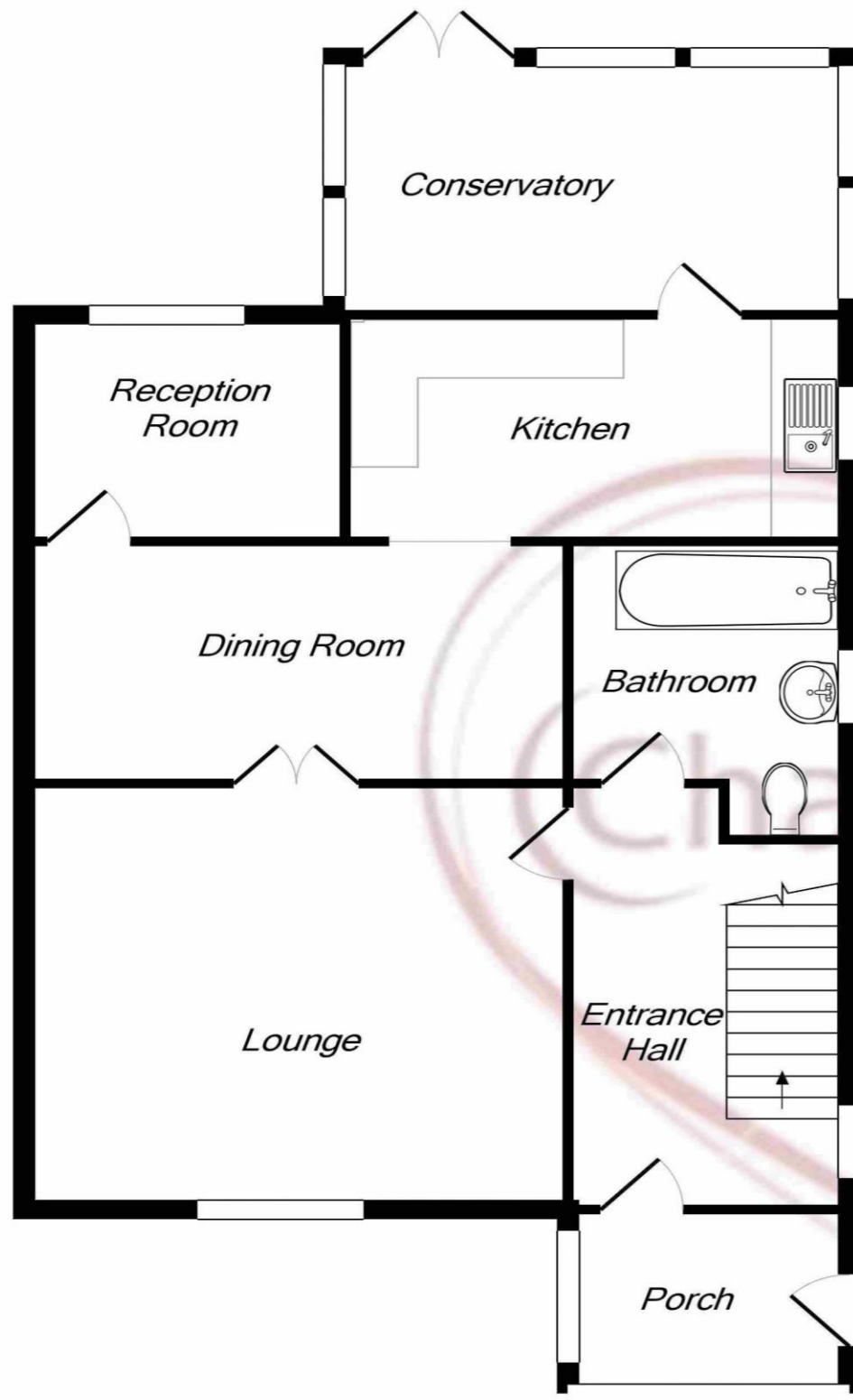
With a built in storage cupboard, uPVC window to the rear aspect, pendant light fitting, radiator and carpet flooring.

Externally

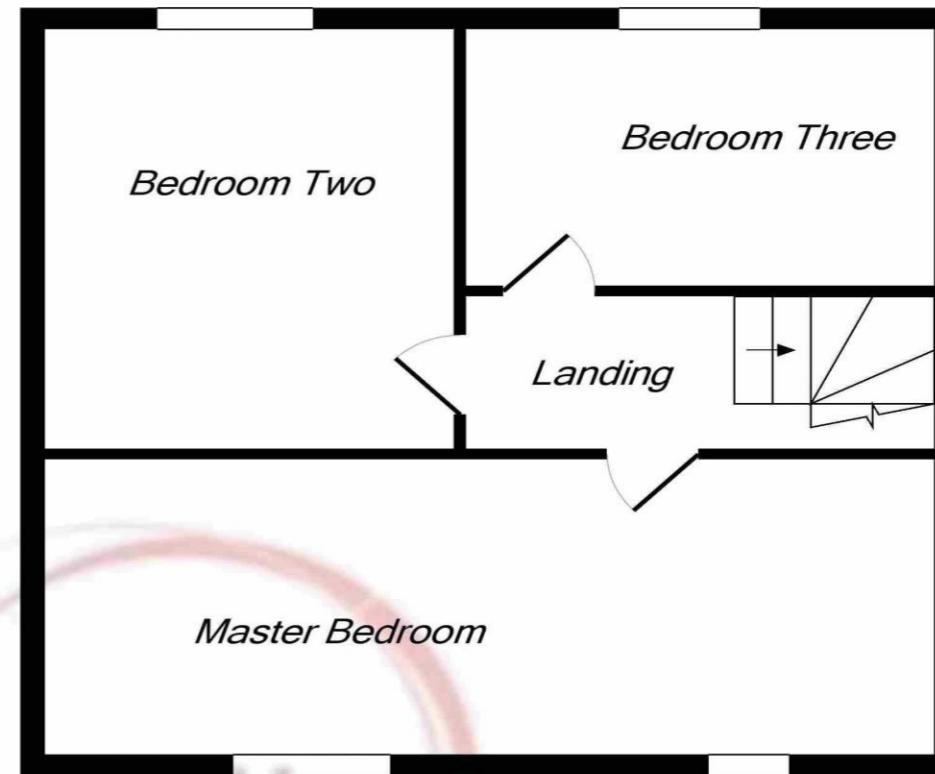
The front of the property is brick paved offering ample off road parking and has a side gate allowing access to the rear garden. The rear of the property is set over two levels and is in need of landscaping.



Address:
Yew Tree Road New Ollerton



Ground Floor
Approx. Floor
Area 920 Sq.Ft.
(85.5 Sq.M.)



1st Floor
Approx. Floor
Area 554 Sq.Ft.
(51.5 Sq.M.)

Total Approx. Floor Area 1474 Sq.Ft. (137.0 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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