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Leaside Avenue, Handsacre, Rugeley

£240,000

Features

- OVERLOOKING TRENT AND MERSEY CANAL
- NO UPWARD CHAIN
- WELL PRESENTED THROUGHOUT
- PLENTIFUL PARKING TO FRONT
- QUIET CUL DE SAC LOCATION

Contact Us

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Full Description

Entrance Porch

Approached from upvc front entrance door and having light point, laminate flooring with upvc door to Reception Hallway.

Reception Hallway

Having ceiling light point, loft access and electric wall heater.

Lounge 3.45m x 4.45m (11'4" x 14'7")

Having feature fire surround with inset electric pebble fire on hearth. Ceiling light point, coving, two electric wall heaters and upvc double glazed window to side aspect. French upvc doors allowing access to the enclosed Garden with views over the canal.

Breakfast Kitchen 4.57m x 3.15m (15'0" x 10'4")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Built in electric oven with hob and extractor hood over. Space for washing machine and further appliances. Ceiling light point, upvc double glazed window to rear aspect and stable door to rear elevation.

Bedroom One 3.45m x 2.92m (11'4" x 9'7")

Having ceiling light point, electric wall heater and upvc double glazed window to front aspect.

Bedroom Two 3.89m x 3.23m (12'9" x 10'7")

Having ceiling light point, coving, electric wall heater and upvc double glazed window to front aspect.

Bathroom

Comprising paneled bath with shower over and screen, w.c and pedestal hand wash basin. Ceiling light point, tiling to walls, coving, extractor fan and upvc double glazed window to side aspect.

Outside

The property is located in a quiet cul de sac overlooking the Trent and Mersey Canal. Being accessed by a joint driveway and having block paved driveway allowing parking for several vehicles. A wrought iron gate to the side allows access to the enclosed Rear Garden being mainly laid to lawn with a decked seating area and Summer House.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

Property Photos

Property Location

