



Aitken Way, Loughborough

welcome to

Aitken Way, Loughborough

'*FOR SALE** This well-presented three-bedroom mid-terraced property located within Loughborough comprises a ground floor WC, spacious lounge, kitchen, three well-proportioned bedrooms, and a family bathroom. The property also benefits from a single garage and off-road parking to the rear.

Entrance

Entrance to the property is through a upvc front door into the entrance hallway. The entrance hallway has carpeted flooring, a radiator, stairs to the first floor and doors to all ground floor rooms.

Ground Floor Wc

The ground floor wc has a low level wc and pedestal hand wash basin, tiled flooring, fuse box and a upvc double glazed window.

Lounge

15' 5" x 11' 8" (4.70m x 3.56m)
The lounge has carpeted flooring, understairs storage, a upvc double glazed door that leads to the rear garden and upvc double glazed windows.

Kitchen

12' 3" x 7' 9" (3.73m x 2.36m)
The kitchen has tiled flooring, partially tiled walls, a range of base and wall mounted units, roll edge worktops, a radiator, fridge freezer, room for a small dining table and chairs, gas cooker and a upvc double glazed window to the front elevation.

First Floor Landing

The first-floor landing has carpeted flooring, stairs rising from the ground floor, airing cupboard and doors to all first-floor rooms.

Bedroom One

14' 5" x 8' 3" (4.39m x 2.51m)
Bedroom one has carpeted flooring, a radiator, space for bedroom furniture and a upvc double glazed window to the rear.

Bedroom Two

9' 8" x 8' 3" (2.95m x 2.51m)
Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bedroom Three

8' 1" x 6' 8" (2.46m x 2.03m)
Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the rear.

Bathroom

The bathroom is fitted with a three-piece suite which comprises of panelled bath with shower over, low level wc and pedestal hand wash basin, tiled flooring, partially tiled walls and a upvc double glazed frosted window to the front elevation.

Outside

To the front of the property there is a small, hedged garden with a pathway leading to the front door. To the rear there is off street parking space with a garage, with a well-maintained garden which is fenced to all borders and a back gate.



Garage

17' 9" x 8' 10" (5.41m x 2.69m)

The single garage has an up and over door, power and lighting.



view this property online williamhbrown.co.uk/Property/LBH115852



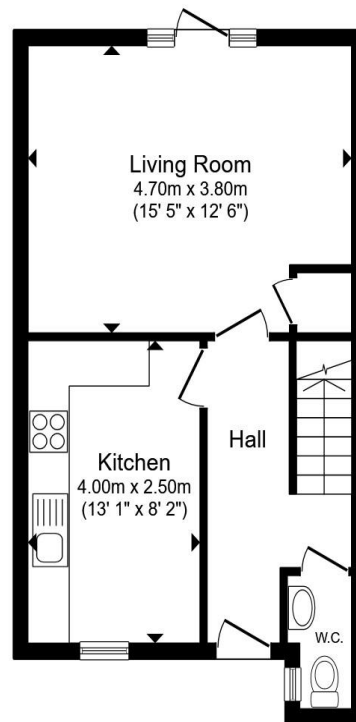
welcome to

Aitken Way, Loughborough

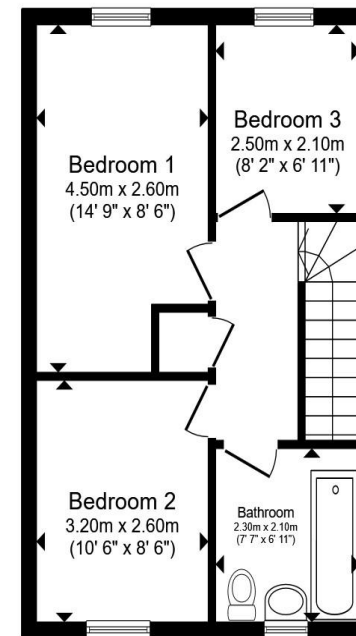
- Mid -Terraced Property
- Three Well - Proportioned Bedrooms
- Ground Floor WC
- Well Maintained Rear Garden
- Off Street Parking and a Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: B

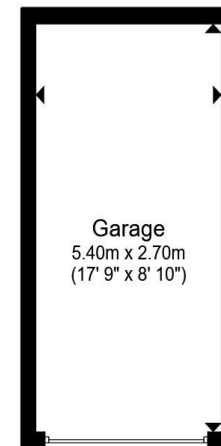
offers over
£250,000



Ground Floor



First Floor



Garage

Total floor area 89.5 m² (963 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/LBH115852



Property Ref:
LBH115852 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk