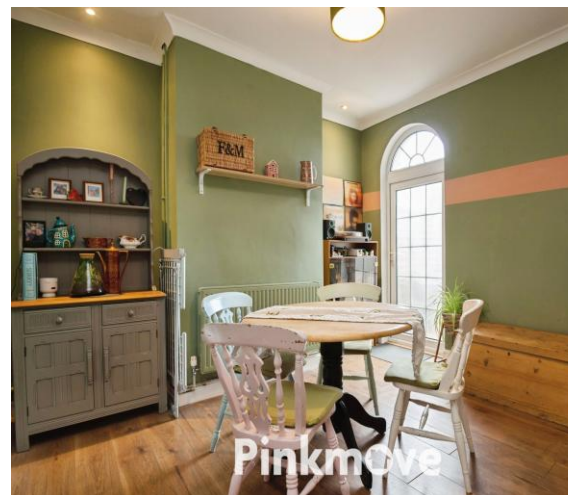




Mount Pleasant Road

Guide Price £230,000 - £240,000

- Spacious Semi-Detached Family Home
- Three Generous Double Bedrooms
- Newly Fitted Modern Kitchen
- Two Versatile Reception Rooms
- Ground Floor Family Bathroom
- Enclosed Level Rear Garden
- EPC Rating: D



 3  1  2

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About the property

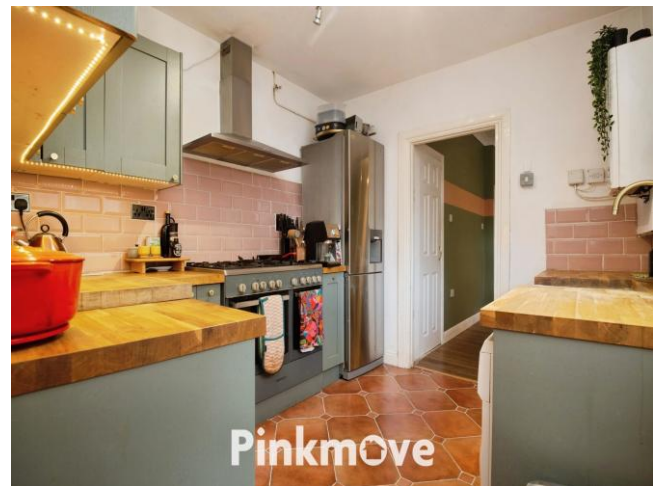
This well-proportioned semi-detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families. Situated in a pleasant residential location with attractive outlooks to both the front and rear, the property combines generous living space with excellent potential for modern family living.

The accommodation briefly comprises an entrance hall leading to two versatile reception rooms, providing flexible space for both relaxation and entertaining. The newly fitted modern kitchen offers an attractive and practical area for day-to-day cooking, with ample storage and worktop space.

To the first floor are three generous double bedrooms, all offering comfortable accommodation and plenty of room for family life. A ground floor family bathroom serves the property and is conveniently positioned for everyday use.

Externally, the home benefits from a level rear lawned garden, perfect for children, pets, and outdoor entertaining. The garden provides a pleasant outdoor space with scope for further landscaping if desired. Attractive open outlooks to both the front and rear enhance the overall appeal of the property.

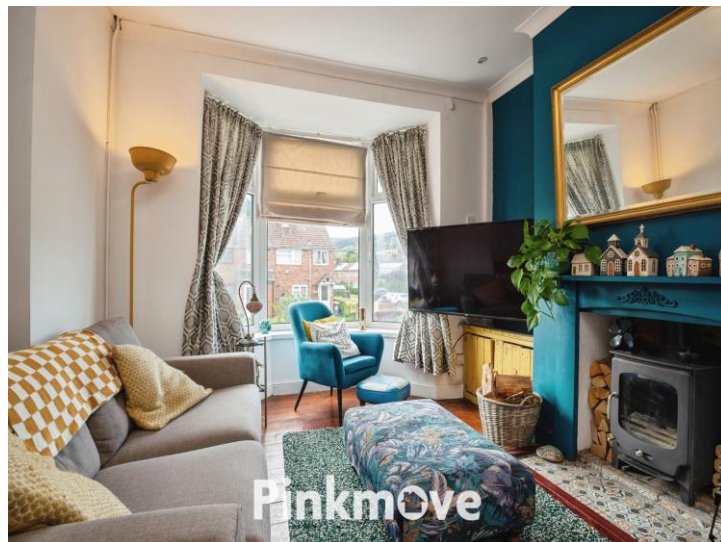
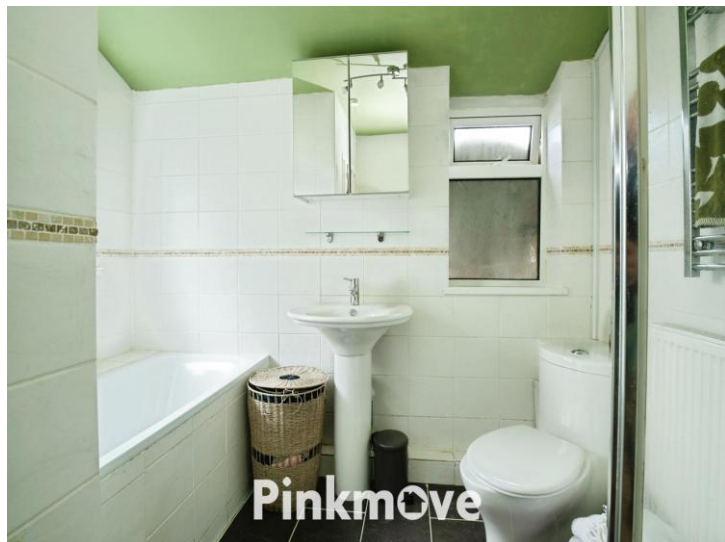
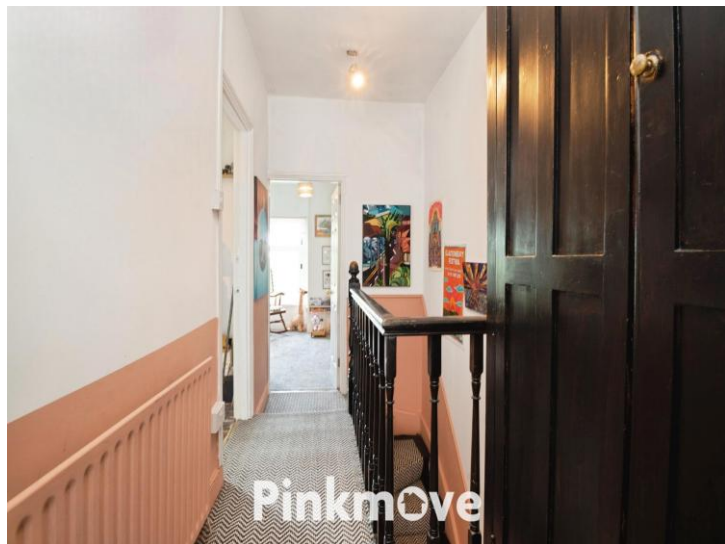
Offering spacious accommodation, a modern fitted kitchen, and three genuine double bedrooms, this excellent family home presents a fantastic opportunity for buyers seeking generous living space in a convenient and established location. Early viewing is highly recommended.



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Accommodation

Living Room

14' 7" x 14' 3" (4.45m x 4.34m)

Dining Room

11' 9" x 11' 6" (3.58m x 3.51m)

Kitchen

9' 11" x 8' 10" (3.02m x 2.69m)

Bathroom

8' 10" x 8' 5" (2.69m x 2.57m)

Bedroom 1

14' 8" x 11' 9" (4.47m x 3.58m)

Bedroom 2

11' 9" x 8' 11" (3.58m x 2.72m)

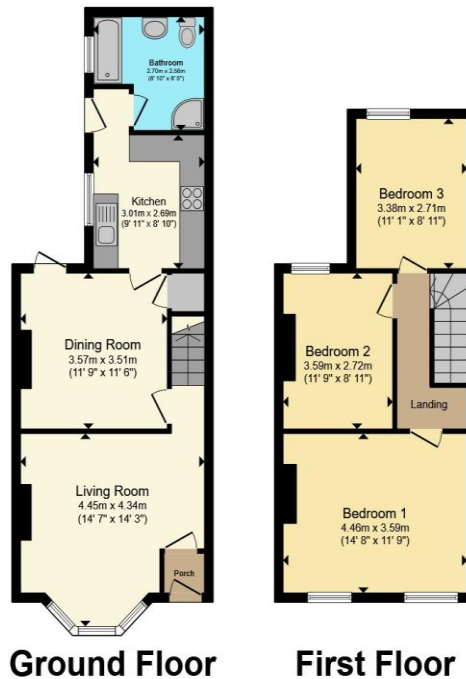
Bedroom 3

11' 1" x 8' 11" (3.38m x 2.72m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 90.3 sq.m. (972 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.focalagent.com

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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