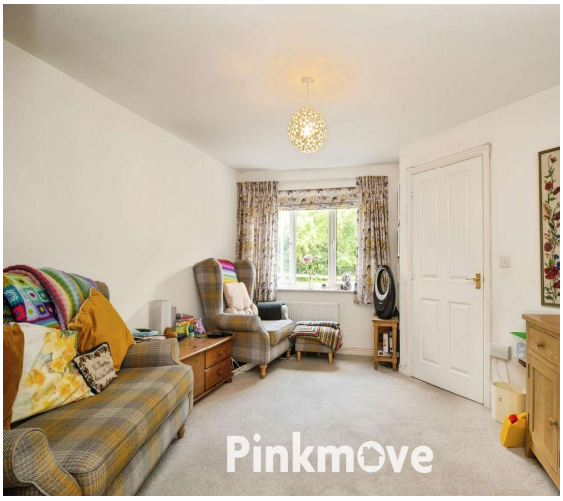


Skye Grove,

guide price £250,000 -£260,000

- Guide Price £250,000 to £260,000
- Beautifully presented three-bedroom semi-detached home
- Spacious lounge ideal for relaxing and entertaining and a modern kitchen/dining room with ample workspace
- Bright conservatory providing additional living space
- Ground floor cloakroom/WC
- Principal bedroom with en-suite shower room
- Fully enclosed low-maintenance rear garden
- Off-road parking
- EPC Rating: B



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About the property

Situated within a popular residential development, this beautifully presented three-bedroom home offers stylish and practical accommodation throughout, making it an excellent choice for first-time buyers, families, or investors

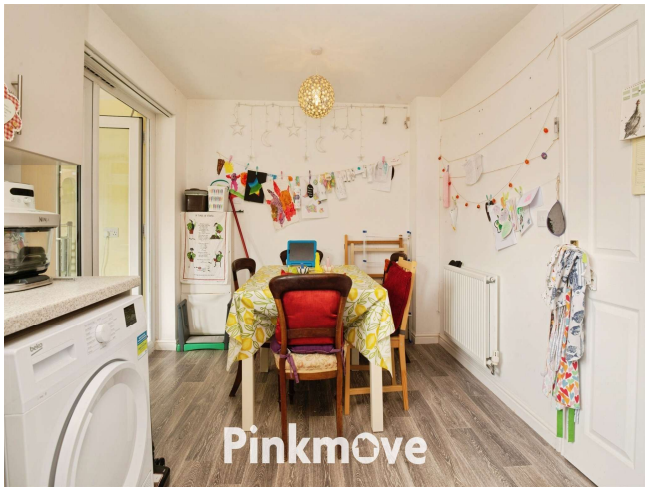
The property is entered via a welcoming hallway which leads into a spacious and bright lounge, providing the perfect space for everyday living and entertaining. To the rear, the modern kitchen/dining room is fitted with a range of contemporary units and offers ample worktop and dining space. Double doors open into a light-filled conservatory, creating an additional reception area with views over the rear garden. A convenient ground floor cloakroom completes the ground floor accommodation.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. Two further bedrooms provide flexible accommodation for children, guests, or those working from home, and are served by a modern family bathroom.

Outside, the rear garden has been designed with ease of maintenance in mind, featuring extensive block paving and a fully enclosed layout, making it ideal for outdoor dining, entertaining, and family life.

The property also benefits from side access and useful storage areas. To the front, there is off-road parking for added convenience. With modern décor throughout, this is a fantastic opportunity to purchase a ready-to-move-into family home

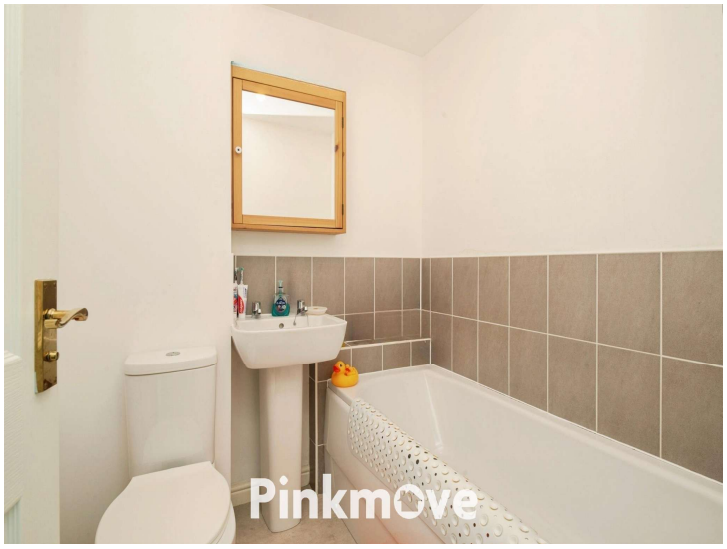


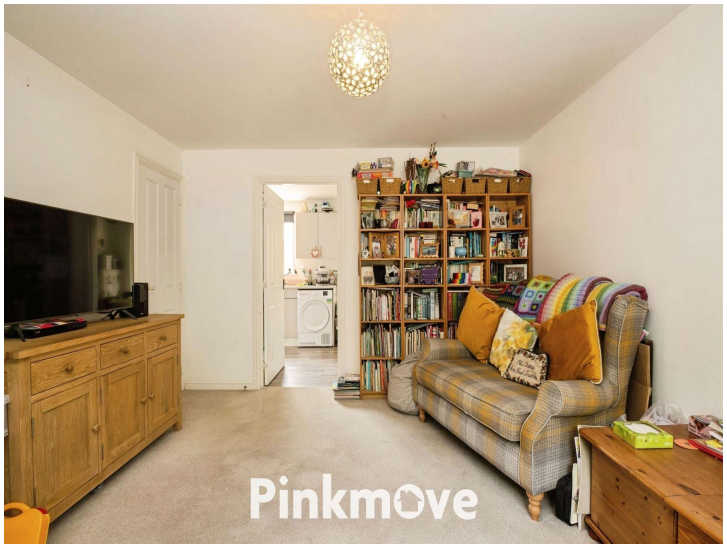


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Accommodation

Lounge
14' 4" x 11' 11" (4.37m x 3.63m)

Kitchen/Dining Room
15' 3" x 8' 10" (4.65m x 2.69m)

Conservatory
11' 3" x 8' 6" (3.43m x 2.59m)

Bedroom 1
11' 11" x 9' 6" (3.63m x 2.90m)

En-Suite

Bedroom 2
9' x 7' 8" (2.74m x 2.34m)

Bedroom 3
7' 8" x 6' (2.34m x 1.83m)

Bathroom

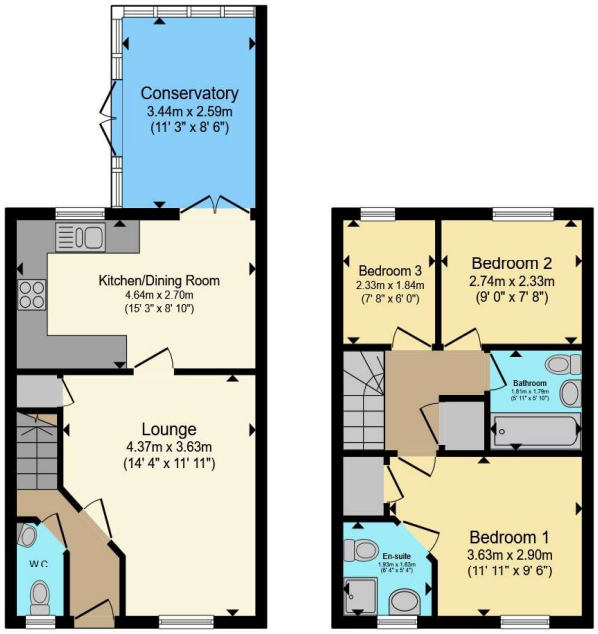
Agents Note:

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.

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Floorplan



Total floor area 76.0 sq.m. (818 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 fitments 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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