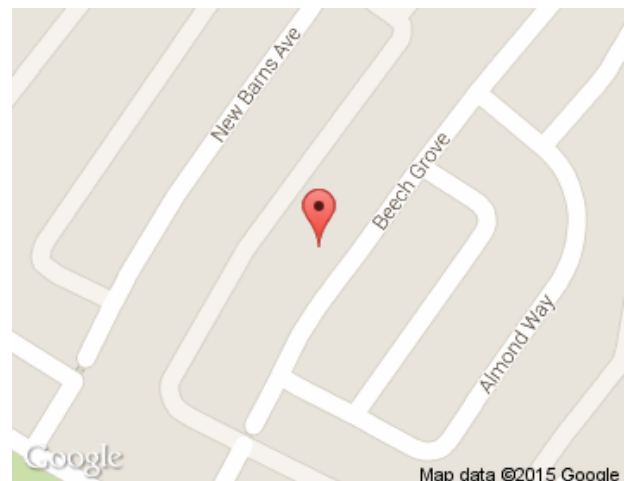


**Beech Grove, CR4  
£385,000, Freehold**



An extended 'Uttings' built terraced house situated on Beech Grove which can be accessed via Dahlia Gardens which in turn is off Sherwood Park Road.







Toomey Estate Agents give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

The property comprises two reception rooms with interconnecting doors, kitchen extension, lobby with utility facilities and W/C to the ground floor with three bedrooms and family bathroom to first floor. A loft room provides a fourth bedroom.

Numerous benefits to include gas central heating, double glazing, patio style garden and garage to the rear.

### ENTRANCE PORCH

UPVC double glazed door and windows, UPVC door with decorative glass to:

### ENTRANCE HALL

UPVC double glazed window with decorative glass, ceiling coving, dado rail, laminated floor, under stairs cupboard housing meters, central heating radiator, power point, stairs to first floor.

### LOUNGE 14'10 into bay x 11'10

UPVC Double glazed bay window to front aspect, central heating radiator in decorative cover, feature fireplace with coal effect gas fire, ceiling coving, Interconnecting doors to:

### SECOND RECEPTION 18'2 narrowing to 12'11 x 12'11 narrowing to 10'6

Ceiling coving, dado rail, power points, central heating radiator, laminated wood flooring.

### KITCHEN 10'9 x 7'5

Double glazed window to rear aspect, range of base and wall mounted units, roll top work surface with inset sink unit and mixer tap. 'Countrychef' double electric oven with 'Belling' extractor fan, tiled walls, power points, plumbing for dish washer, recess fridge freezer, tiled flooring.

### LOBBY

Double glazed door to garden, plumbing for washing machine and recess for tumble dryer, tiled floor.

### CLOAKROOM

Low flush W/C, wall mounted hand basin, extractor fan, tiled flooring.

### FIRST FLOOR LANDING

Stairs to loft room, storage cupboard, dado rail, ceiling coving.

### BEDROOM ONE 14'8 (into bay) x 11'3

UPVC angular bay double glazed bay window to front aspect, central heating radiator, power points, ceiling coving.

### BEDROOM TWO 12'7 x 9'7

Double glazed window to rear aspect, central heating radiator, power points, ceiling coving.

### BEDROOM THREE 9'7 x 6'9

UPVC Double glazed window to front aspect, central heating radiator, power point, picture rail.

### BATHROOM

Panel enclosed bath with shower above, pedestal hand basin with mixer tap, low flush W/C. Ceramic tiled splash backs, central heating radiator, frosted double glazed window to rear aspect, tiled flooring.

### LOFT ROOM / BEDROOM FOUR 14'5 x 13'10 (some restricted headroom)

Skylight windows to front and rear aspects, eaves storage cupboards, power points, central heating radiator.

### GARDEN

Patio style garden with flowerbed borders, personal door to garage.

### GARAGE

Accessed to rear with up and over door.

Disclaimer : The details supplied by Toomey Estate Agents are a guideline and do not form any part of a contract. The services have not been tested and cannot be guaranteed to be in working order.