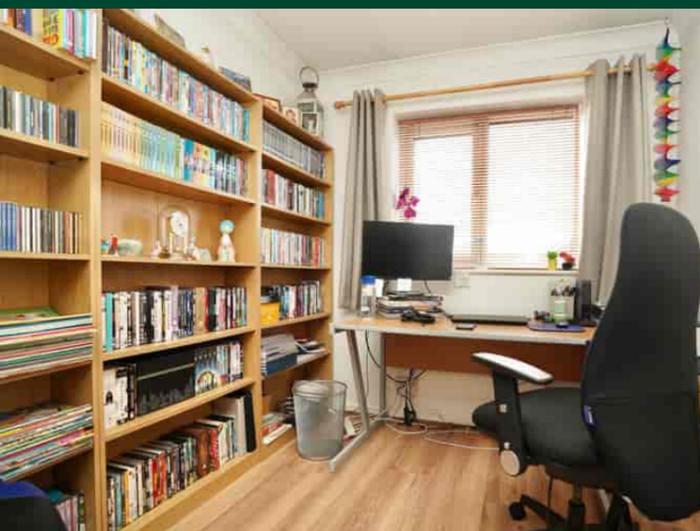


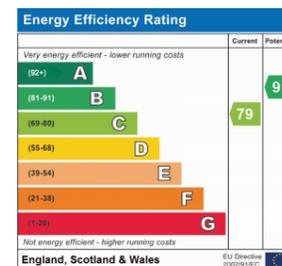


Woolley Close, Brampton PE28 4RX

Offers Over £290,000



- Beautifully Presented Staggered Terrace Home
- Three Generous Bedrooms
- Spacious Living Room
- Immaculate Kitchen Dining Room
- Stylish Re Fitted Shower Room
- Guest Cloakroom
- Enclosed Front And Rear Gardens
- Covered Outside Entertaining Area
- Ideal First Time Home
- A Short Walk To Local Amenities



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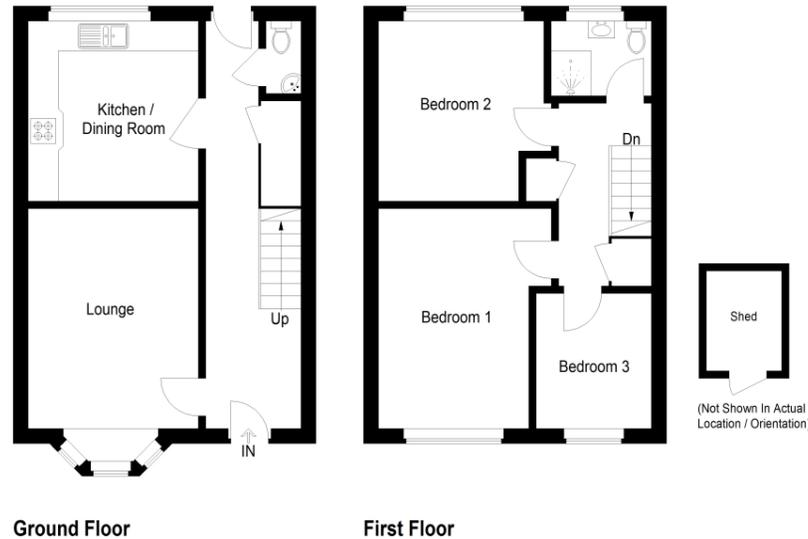
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Approximate Gross Internal Area = 90.2 sq m / 971 sq ft
Shed = 3.0 sq m / 32 sq ft
Total = 93.2 sq m / 1003 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1056116)
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Composite Double Glazed Door To

Entrance Hall

UPVC double glazed door to garden, radiator, stairs to first floor, large walk-in understairs storage cupboard with light, laminate flooring.

Cloak Room

Double glazed window to rear, fitted in a two piece suite comprising low level WC, wash hand basin with tiled surrounds, laminate flooring.

Living Room

14' 4" x 11' 2" (4.37m x 3.40m)
Double glazed window to front, coving to ceiling, dado rail, radiator, laminate flooring.

Kitchen/Dining Room

11' 11" x 11' 0" (3.63m x 3.35m)
Double glazed window to rear, coving to ceiling, fitted in a comprehensive range of base and wall mounted units, pelmet lighting, complementary work surfaces, ceramic sink and drainer with mixer tap, drawer units, wine rack, display shelving, tiled surrounds, integrated electric oven and grill, gas hob with cooker hood over, spaces and plumbing for dishwasher and washing machine, space for fridge freezer, space for dining table and chairs.

First Floor Landing

Access to loft space with ladder, combination boiler, shelved cupboard, over stairs storage cupboard, laminate flooring.

Bedroom 1

14' 1" x 9' 11" (4.29m x 3.02m)
Double glazed window to front, coving to ceiling, radiator, large free standing wardrobe with mirrored sliding doors, laminate flooring.

Bedroom 2

11' 10" x 10' 10" (3.61m x 3.30m)
Double glazed window to rear, coving to ceiling, radiator, large free standing wardrobe with mirrored sliding doors, laminate flooring.

Bedroom 3

8' 9" x 7' 7" (2.67m x 2.31m)
Double glazed window to front, coving to ceiling, radiator, laminate flooring.

Family Shower Room

Double glazed window to rear, re-fitted in a contemporary style three piece suite comprising low level WC, wash hand basin, walk in double shower cubicle with glazed screen and Mira touch control thermostat, fully tiled surrounds, heated towel rail, laminate flooring.

Outside

The front garden is enclosed by a picket fence with pathway to front door and laid to decorative slate beds.
The rear garden is fully fence enclosed with a fantastic covered entertaining/seating area with decorative timber cladding, brick built store, landscaped with astro turf and planted border, rear gated access.

Tenure

Freehold
Council Tax Band - B



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