



## Asking Price £140,000

An ideal first time buy, this spacious, generously proportioned two bedroom house has the added advantage of a loft room. Accommodation comprises; entrance hall, lounge, separate dining room, fitted kitchen and utility room on the ground floor. On the first floor there are two bedrooms with the master boasting a walk in dressing room and a family bathroom. There is an additional loft room that the current owners use as a third bedroom. Outside is an enclosed rear garden and the house benefits from both gas central heating and double glazing.

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**Wolseley Road, Weston Mill, PL5 1BG**

**Entrance**

Entrance door into the entrance vestibule. Semi glazed door into the entrance hall. Stairs rising to the first floor. Under stairs storage cupboard. Wooden flooring. Dado rail. Single radiator.

**Lounge 15'4" (4.67m) x 11'9" (3.58m)**

Double glazed bay window to the front aspect. Single radiator. Period style fire surround. Arch way through to the dining room.

**Dining room 13'0" (3.96m) x 9'5" (2.87m)**

Period style fire surround. Dado rail. Double glazed French doors to the garden. Single radiator.

**Kitchen 10'1" (3.07m) x 8'7" (2.62m)**

Fitted kitchen with base and eye level storage cupboards with roll edge worktops. One and a half bowl composite sink and single drainer with mixer taps. Tiled splashbacks. Tiled floor. Breakfast bar. Cupboard housing the gas boiler. Built in oven and gas hob. Double glazed window to the side. Double glazed door to the garden. Opens into the utility area.

**Utility area 10'1" (3.07m) x 3'1" (0.94m)**

Plumbing for automatic washing machine.

**First floor landing**

Double glazed windows to the rear. Stairs to the loft room. Doors into bedrooms and bathroom.

**Bedroom one 15'6" (4.72m) Max x 15'3" (4.65m) Max**

Single radiator. Double glazed bay window to the front aspect. Double glazed window to the side. Room has been partitioned to create a walk in dressing room. Single radiator.

**Bedroom two 9'7" (2.92m) x 8'1" (2.46m)**

Double glazed window to the rear. Radiator with cover.

**Bathroom 9'4" (2.84m) x 6'1" (1.85m)**

Suite in white comprising; bath with separate shower unit over and drench head shower, low flush WC, wash hand basin, Tiled walls. Tiled floor. Heated towel rail.

**Fixed staircase**

Fixed staircase to the loft room.

**Loft room 13'10" (4.22m) x 8'9" (2.67m)**

Twin double glazed skylights. Double radiator. Recessed wardrobe space with hanging rails.

**Outside**

**Viewing Arrangements**

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



Whilst every attempt has been made to ensure the accuracy of the floor plan, scale and measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans produced using PlanIt.

