



## Asking Price £180,000

Immaculately presented four bedroom terraced house situated within the popular residential area of Egguckland within a cul de sac location. The property offers accommodation over three storeys to include; entrance hallway, lounge, cloakroom and bedroom three to the ground floor, modern kitchen/ diner to the lower floor with the family bathroom, bedrooms one, two and four to the first floor. Benefits include gas central heating, uPVC double glazing and enclosed rear garden.

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## Austin Crescent, Egguckland, PL6 5QT

### Accommodation

uPVC double glazed door offering access into:-

### Entrance Hallway

Stairs leading down to lower landing. Radiator. Doors offering access into the lounge, cloakroom and bedroom three.

### Lounge 4.98m (16'4") x 3.84m (12'7")

uPVC double glazed window to the rear aspect with elevated views over the rear garden. Wood flooring. Television point. Feature gas fireplace with marble effect surround and decorative mantle over. Radiator. Stairs rising to first floor landing.

### Cloakroom

Low level wc and wall mounted wash hand basin.

### Bedroom Three 2.95m (9'8") x 2.18m (7'2")

uPVC double glazed window to the front aspect. Radiator.

### Lower Floor

### Kitchen/ Breakfast Room 7.16m (23'6") x 3.84m (12'7")

uPVC double glazed patio doors offering access onto the raised decked area. Modern fitted kitchen with a matching range of wall and base units with complementary work surfaces incorporating a stainless steel single bowl sink and drainer unit with mixer tap over and tiled surround. Integral four ring gas hob with eye level oven and grill. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Radiator. Space for table and chairs. Under stairs storage space.

### First Floor

### Landing

Doors offering access into the bedrooms and bathroom.

### Bedroom One 3.84m (12'7") x 2.59m (8'6")

uPVC double glazed window to the rear aspect with elevated views over the rear garden. Built in wardrobes. Radiator.

### Bedroom Two 3.48m (11'5") x 1.93m (6'4")

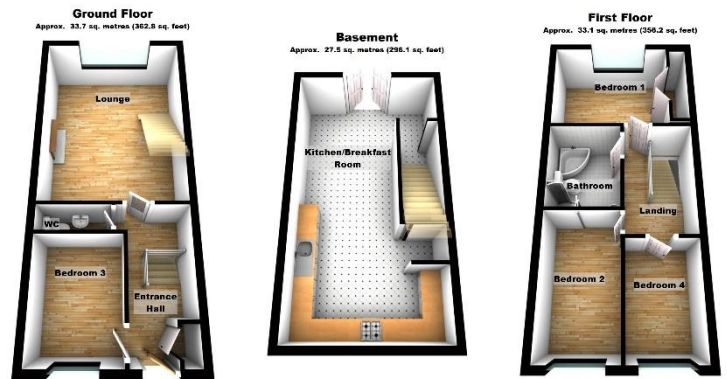
uPVC double glazed window to the front aspect. Radiator.

### Bedroom Four 2.79m (9'2") x 1.78m (5'10")

uPVC double glazed window to the front aspect. Radiator.

### 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.



Total area: approx. 94.3 sq. metres (1015.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using The Mobile Agent.



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only. All fees quotes are subject to a minimum fee of £1200.

