



## Asking Price £130,000

A well proportioned, two bedroom, starter home situated in this popular residential location. Accommodation comprises; entrance hall, lounge, separate dining room, fitted kitchen, two double bedrooms and a modern shower room. At the rear of the property is a generous level garden predominately laid to lawn. Other benefits include gas central heating and double glazing. Offered with no onward chain the property is highly worthy of an internal viewing.

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Southway Drive, Southway, PL6 6QL

**Entrance hall 2.41m (7'11") x 1.2m (3'11")**

Double glazed door into the entrance hall. Stairs rise to the first floor. Wall mounted gas fire. Doors to the lounge and dining room.

**Lounge 5.37m (17'7") x 3.2m (10'6")**

Dual aspect room with double glazed bay window to the rear. Double glazed window to the front. Feature tiled fireplace. Double radiator.

**Dining room 3.49m (11'5") x 2.58m (8'6")**

Measurements taken at the longest and widest points. Narrows to 1.55m. Single radiator. Double glazed window to the rear aspect. Understairs storage cupboard. Doorway to the kitchen.

**Kitchen 4.83m (15'10") x 1.49m (4'11")**

Base and eye level storage cupboards with roll edge worktops. Inset stainless steel sink and single drainer with mixer taps. Tiled splashbacks. Plumbing for washing machine. Double glazed window to the front aspect. Double glazed door to the rear garden. Single radiator.

**First floor landing**

Single radiator. Double glazed window to the rear aspect. Doors to bedrooms and bathroom.

**Bedroom one 4.85m (15'11") x 3.21m (10'6")**

Dual aspect room with double glazed windows to the front and rear aspects. Single radiator.

**Bedroom two 3.21m (10'6") x 3.05m (10'0")**

Double glazed window to the front aspect. Single radiator. Built in storage cupboard housing the gas boiler.

**Shower room 2.19m (7'2") x 1.66m (5'5")**

Shower cubicle with fitted shower unit. Wash hand basin. Low flush WC. Tiled splashbacks. Single radiator. Obscure double glazed window.

**Outside**

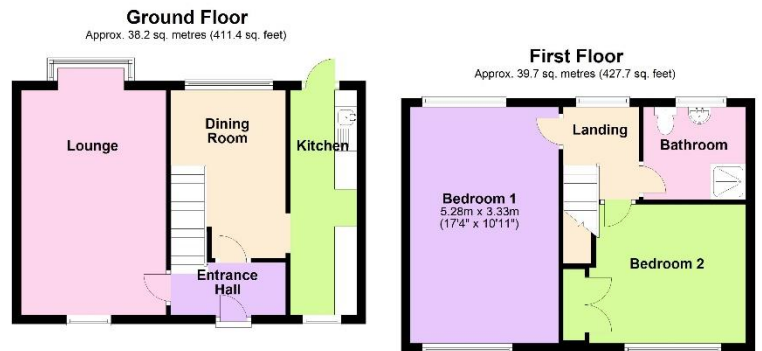
At the front of the property is a low maintenance, paved garden. To the rear, is a level garden predominantly laid to lawn.

**Council tax**

Band A

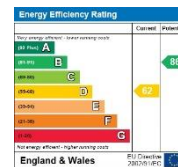
**Viewing Arrangements**

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. 78.0 sq. metres (839.1 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 PlanU.



**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.