



Asking Price £170,000

Nestled in the sought-after location of Lundy Close, Southway, this well-presented three-bedroom family home offers generous living space and modern comforts throughout. Situated on a level plot, the property boasts a welcoming entrance hall leading to a stylishly fitted kitchen/dining room and a bright, spacious lounge, ideal for family living and entertaining. Upstairs, you'll find three well-proportioned bedrooms alongside a contemporary shower room, designed for modern convenience. Additional benefits include double glazing, gas central heating, and a recently replaced roof, ensuring both comfort and efficiency. The property is further enhanced by enclosed front and rear gardens, providing private outdoor spaces perfect for relaxation and enjoyment. Don't miss the opportunity to make this fantastic home your own, contact us today to arrange a viewing!

novahomes

Established 2008

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Lundy Close, Southway, PL6 6JA

Accommodation Comprises

Entrance Hall

Sitting Room 4.86m (15'11") x 4.41m (14'6")

Kitchen/Diner 4.47m (14'8") x 2.94m (9'8")

First Floor Landing

Bedroom One 4.42m (14'6") Max x 2.8m (9'2")

Bedroom Two 3.99m (13'1") x 2.57m (8'5")

Bedroom Three 3.12m (10'3") x 1.75m (5'9")

Shower Room 2.18m (7'2") x 1.6m (5'3")

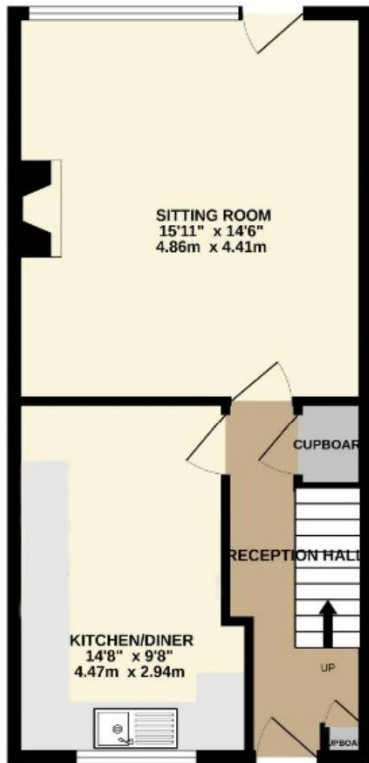
Viewing Arrangements

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





GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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.
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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.

