



## Asking Price £145,000

Spacious two bedroom home situated in the popular location of Tailyour Road, Crownhill, within close proximity to local amenities and access to public transport routes. The property is well presented and living accommodation comprises, lounge, conservatory overlooking the rear garden, modern kitchen/dining room, useful utility/storage room, two double bedrooms, bathroom and separate w.c. The property also benefits from a garage nearby with parking to the front, enclosed southerly facing rear garden, double glazing, external storage and gas central heating.

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## Tailyour Road, Crownhill, PL6 5DJ

### Accommodation

Entry is gained via a uPVC door into the main hallway.

#### Hallway

Stairs rise to first floor landing. Doors lead to lounge, kitchen/diner, and the utility room.

#### Lounge

c.10' 5" x 18' 4" (3.18m x 5.59m)

uPVC double glazed sliding patio doors lead to the conservatory and overlook the gardens. Under stairs recess, radiator and telephone and television points.

#### Conservatory

c.8' 1" x 9' 4" (2.46m x 2.84m)

uPVC double glazed windows to three sides with views over the gardens and door leading to the patio. The conservatory benefits from power, and ceiling ventilation.

#### Kitchen/Diner

c.12' 9" x 11' 3" (3.89m x 3.43m)

Two uPVC double glazed windows and door leading to the rear gardens. Modern fitted contemporary kitchen with a range of wall mounted cupboards and matching base units comprising of cupboards and drawers with rolled edge work surfaces over incorporating a feature sink and drainer unit with mixer tap over. Integral four ring gas hob with double ovens beneath and extractor hood and light fitting over. Integral fridge and freezer and integral dishwasher. Tile flooring. Ample space for dining table and chairs.

#### Utility Room

c.7' 10" x 6' 0" (2.39m x 1.83m)

This great addition to the property offers space for washing machine and tumble dryer plus a range of storage solutions. Tile Flooring.

#### First Floor Landing

uPVC double glazed window to front making this a bright and airy hallway. Doors leading to both bedrooms, the family bathroom,

WC and airing cupboard. Hatch access to loft space above which has a fitted loft ladder and is partially boarded.

#### Bedroom One

c.11' 7" x 11' 8" (3.53m x 3.56m)

Large uPVC double glazed window to rear aspect over looking the rear gardens. Double fitted storage cupboard. Radiator.

#### Bedroom Two

c.11' 4" x 9' 11" (3.45m x 3.02m)

uPVC double glazed window to rear aspect with elevated garden views. Double fitted storage cupboard. Radiator.

#### Family Bathroom

c.5' 7" x 5' 10" (1.7m x 1.78m)

uPVC double glazed window to front aspect with obscured glass insert. Fitted suite comprising wash hand basin set in vanity unit with storage space beneath. Panelled bath with shower over and tile surround. Extractor Fan. Chrome ladder heated towel rail.

#### WC

uPVC double glazed window to front aspect. Low level WC. Radiator.

#### Outside

#### Front

To the front of the property are two large storage sheds and a storm porch entrance.

#### Rear Gardens

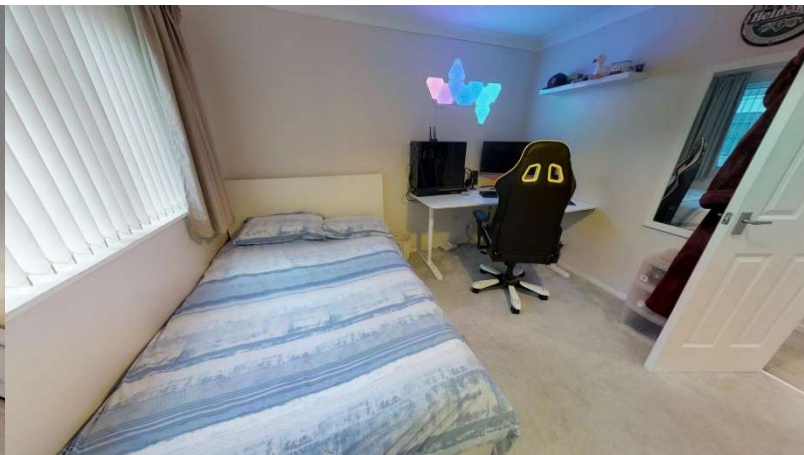
To the rear of the property is a garden which is enclosed and offers a southerly aspect. Due to the location this is a quiet garden and offers a large timber built decking area with steps leading up to the remainder of the garden which is mostly laid to lawn and has a rear gate providing access to the path leading to the parking.

#### Parking

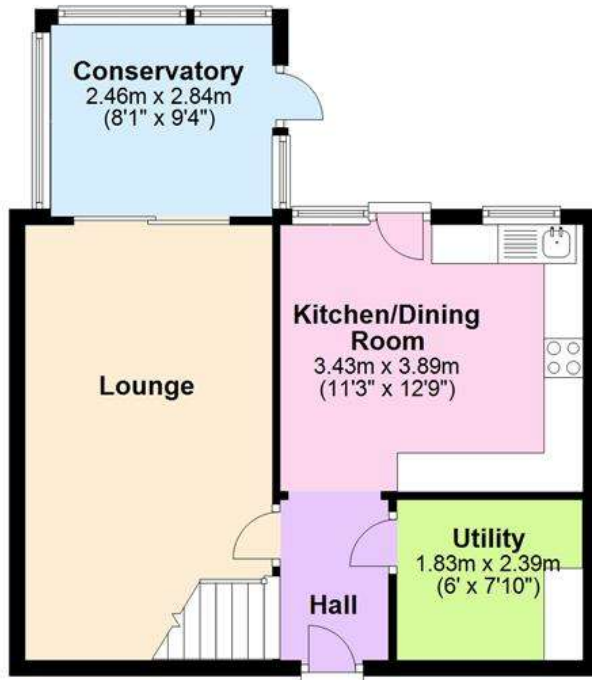
At the entrance to the terrace is a row of garages, one of which belongs to this property with a driveway parking space in front of the garage.



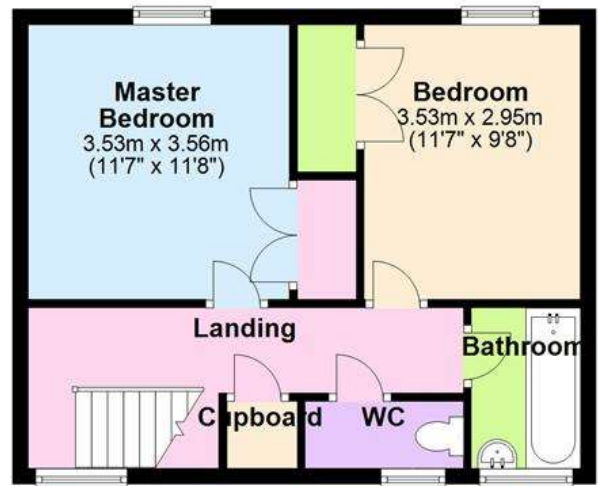




## Ground Floor



## First Floor



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 PlanUp.



**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.