



WALNUT GREEN OIRO £115,000

Superb Two bed townhouse in an excellent position in Walnut Green with open rural aspect to the rear and full green ahead. Excellent first time/ downsize or investor purchase

Very well presented and peaceful property
Lounge to
Open plan dining with garden access
Kitchen
Two good bedrooms
Modern Bathroom
Gas Heating
Fully enclosed rear garden not over looked
Ample communal parking to the front
Early viewing strongly recommended

Entrance hall

Lounge/diner

Lovely relaxing open plan lounge dining, both with wood flooring.
Living area has feature fire surround and under stairs storage, overlooking the green. Dining area with ample space for table and door to rear garden.

Kitchen

Excellent range of high and low level units and laminate work surfaces. Built in electric under oven, four ring gas hob and stainless steel extractor fan. Space for appliances.

FIRST FLOOR:

Bedroom 1

Very spacious bright room with three windows.

Bedroom 2

Another good size room currently presented with a double bed, occasional chair and desk space. Lovely rural aspect to the rear from this window.

Bathroom

White suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower attachment over.
Tiled flooring and walls.

Outside

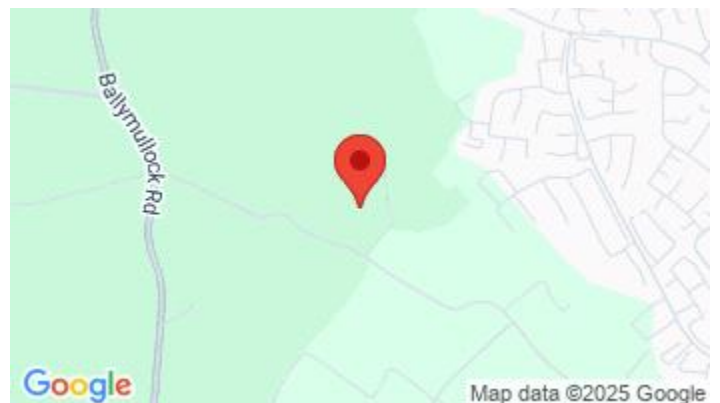
Front garden well presented, laid in lawn with garden path to door in concrete.

Rear garden fully enclosed with paved, lawn and deck area. Garden shed. Not over looked and lovely rural aspect behind

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.