

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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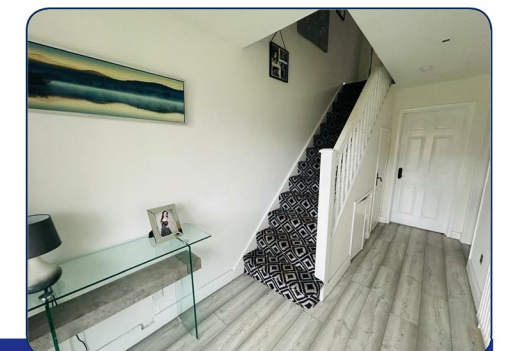
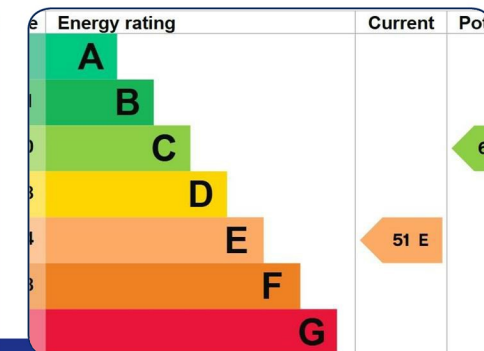
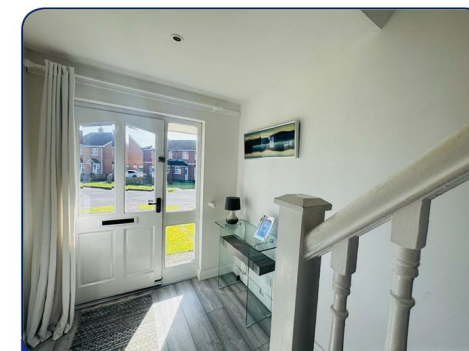
**Daniel Henry**  
ESTATE AGENTS

**£180,000**

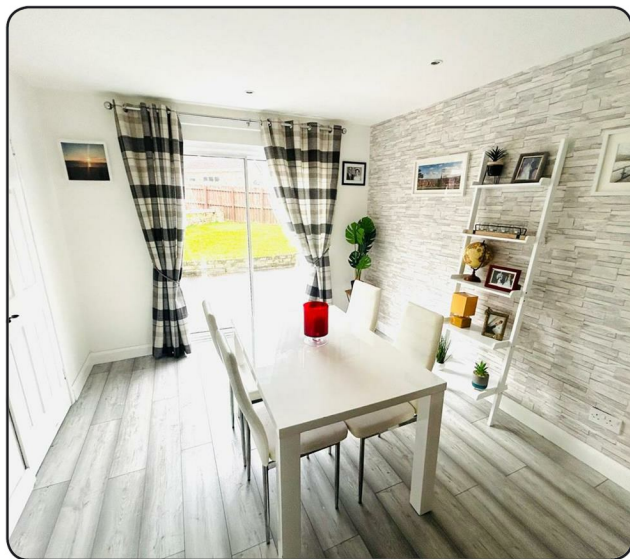
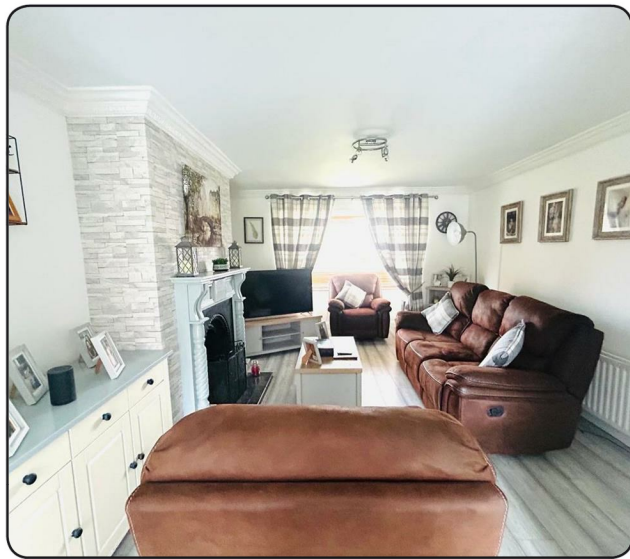
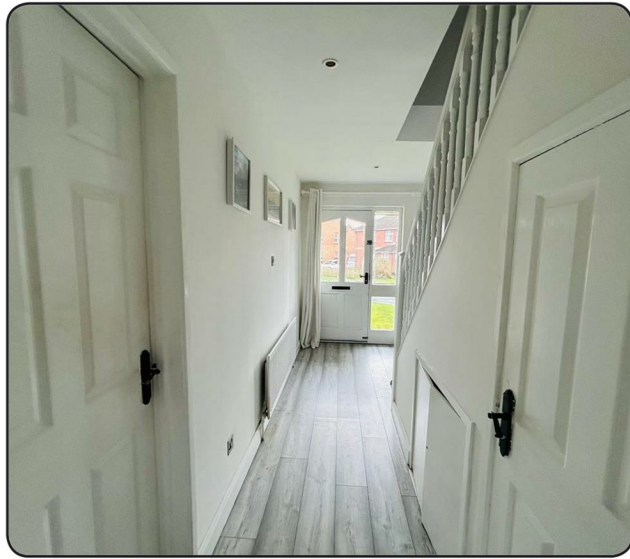


**43 Pelham Road, Waterside, BT47 6FF**

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWN TO FRONT & REAR
- DRIVEWAY
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having understairs storage, recessed lighting, laminated wooden floor.

### LOUNGE/DINING AREA

28'11" x 12'4" into bay (8.81m x 3.76m into bay)

Having fireplace, ceiling corning to lounge area, recessed lighting to dining area, patio doors to rear.

### KITCHEN

11' x 8'8" (3.35m x 2.64m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, extractor fan, plumbed for washing machine, space for fridge/freezer, plumbed for dishwasher, recessed lighting.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### BEDROOM 1

12'1" x 10'9" wp (3.68m x 3.28m wp)

Having ceiling corning.

#### BEDROOM 2

13'7" x 8'9" wp (4.14m x 2.67m wp)

Having built in wardrobes with sliding mirrored doors.

#### BEDROOM 3

10'2" x 10'1" wp (3.10m x 3.07m wp)

Having built in shelving.

### BATHROOM

Comprising corner bath with electric shower over and tiling around, whb with tiling around, wc.

### EXTERIOR FEATURES

Lawn to front and side.

Lawn to rear enclosed by fence and gate.

Driveway to side.

Outside light and tap.

### ESTIMATED ANNUAL RATES

£1050.00 (MARCH 2026)

