



25 Old Forde Gardens, Whitehead

**Offers in the region of:  
£269,950**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

**25 Old Forde Gardens, Whitehead**  
**Offers in the region of: £269,950**

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

**Description**

Attractive red brick detached family home in a sought after location with excellent family accommodation. The well planned interior offers reception hall through to dining area, lounge, family room, modern fitted kitchen, four well proportioned first floor bedrooms - master bedroom with en-suite and a four piece bathroom suite. The property boasts an oil fired central heating system and double glazed windows. Externally there is a detached matching garage with private well enclosed rear garden. Positioned just a short walk to Whitehead primary school, health centre and transport links we have no hesitation in recommending an internal viewing appointment.

**Reception Hall**

Double doors to family room. Open through to:

**Cloakroom/WC**

WC and sink unit.

**Dining Area**

11'6" x 8'1" (3.5m x 2.46m)

**Lounge**

14'9" x 14' (4.5m x 4.27m)

Carved wood surround fireplace with tiled inset and hearth incorporating an open fire.

**Family Room**

13'3" x 13'3" (4.04m x 4.04m)

Laminate wooden floor. PVC double glazed door to rear garden.

**Kitchen**

12'6" x 10'2" (3.8m x 3.1m)

Modern range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Integrated fridge/freezer and dishwasher. Spotlights.

**Utility Room**

Range of fitted units. Single drainer stainless steel sink unit with mixer tap. PVC double glazed door to rear garden.

**First Floor Landing**

**Master Bedroom**

14'8" x 11'9" (4.47m x 3.58m)

Fitted robes with mirrored sliding doors.

**En-Suite Shower Room**

Shower cubicle with wall mounted electric shower, vanity unit and low flush wc. Tiled walls. Heated towel rail. Block tiled floor.

**Bedroom 2**

11'7" x 8' (3.53m x 2.44m)

Range of fitted robes with mirrored sliding doors. Laminate wooden floor.

**Bedroom 3**

11'2" x 8'9" (3.4m x 2.67m)

Fitted robes with mirrored sliding doors.

Laminate wooden floor.

**Bedroom 4**

10'7" x 10'1" (3.23m x 3.07m)

Fitted robes with mirrored sliding doors.

Laminate wooden floor.

**Bathroom**

White suite comprising panelled bath, separate shower cubicle with wall mounted Mira electric shower, pedestal wash hand basin and low flush wc. Heated towel rail. Tiled walls and floor.

**Front Garden**

Mature front garden laid in small stones with an abundance of plants and shrubs.

**Private Rear Garden**

Low maintenance enclosed rear garden with paved patio area and small stones with a variety of plants and shrubs.

**Detached Garage**

19'3" x 10'3" (5.87m x 3.12m)

Metal up and over door. Light and power.

Driveway parking.

For full EPC please contact the branch.