



**** SOUGHT AFTER LOCATION OFFERED WITH NO UPWARD CHAIN ****

This detached four bedroom property has been well maintained but is now ready for its next chapter. Nestled just off Lea Vale Road you are surrounded by local amenities and a short walk to Mary Stevens Park. This property truly is ideal for those looking to upsize and for those looking to put their own stamp on their next property. In brief the property comprises; entrance hall, lounge, dining room, kitchen, utility and downstairs w.c. To the first floor is master bedroom with en-suite, further three bedrooms and family bathroom. To the rear is a peaceful garden, conservatory along with off road parking to the front. Viewings are available immediately so call us today!



Approach

Driveway to front with gravelled front garden.

Entrance Hall

Spacious hall with doors radiating off, stairs rising to first floor, central heated radiator.

Lounge

21'9" x 9'8" (6.63 x 2.97)

Electric fire with surround, wall downlights, patio door to conservatory, double glazed window to rear, two central heated radiators.

Dining Room

12'9" x 11'8" (3.90 x 3.57)

Electric fireplace, double glazed bay window to front, central heated radiator.

Lobby

Door off to kitchen & door to front.

Kitchen

13'1" x 10'0" (3.99 x 3.05)

Variety of wall and base units, Aga style oven, plumbing for dishwasher, sink and drainer, stable door to rear garden, double glazed window to rear, tiled flooring, doors off to utility.



Utility

6'5" x 5'6" (1.98 x 1.68)

Wall and base units with worktop, plumbing for washer & dryer, tiled flooring, door to garage, double glazed window to front.

W.C

Wash hand basin, w.c, chrome heated towel rail, double glazed window to side, tiled flooring.

Landing

Doors radiating off to all first floor accommodation, airing cupboard, loft access.

Bedroom 1

11'6" x 12'0" (3.53 x 3.68)

Fitted wardrobes, two double glazed windows to front, storage cupboard, door to en-suite, central heated radiator.



En-Suite

Shower, wash hand basin, w.c, central heated radiator, double glazed window to front.

Bedroom 2

11'11" x 8'9" (3.65 x 2.67)

Fitted wardrobes, double glazed window to rear, central heated radiator.



Bedroom 3

9'1" x 6'7" (2.77 x 2.03)

Double glazed window to rear, central heated radiator.

Bedroom 4

9'0" x 6'0" (2.75 x 1.84)

Double glazed window to rear, central heated radiator

Bathroom

Bath, wash hand basin, w.c, central heated radiator, double glazed window to side.



Garage

18'1" x 8'6" (5.53 x 2.61)

Double doors to front, power and lighting throughout, door to rear allowing access to the garden.

Conservatory

French doors open into the garden, glass roof so useable all year round.



Rear Garden

A private and peaceful garden with tiered levels throughout and beds of mature shrubs,

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing

IMPORTANT NOTICE No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.



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