whitegates









Farnham Walk, West Hallam, DE7 6LQ

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Asking Price: £190,000

Freehold



Farnham Walk,
West Hallam, DE7 6LQ

3 bedrooms
1 bathroom
1 reception room

Asking Price: £190,000

- Semi Detached House
- Three Bedrooms
- Sought After Location
- Gas C/H, UPVC Double Glazed
- Fitted Kitchen & Bathroom
- Garage In Separate Block
- Gardens Front & Rear

Council Tax Band: B

Semi detached house in a very sought after location having gas central heating and UPVC double glazing. The property is offered in excellent order throughout and should be viewed to be appreciated. The deceptively spacious accommodation comprises entrance porch, lounge, fitted kitchen / dining room. Landing, three bedrooms and a bathroom. Attractive gardens front and rear and a garage. VACANT POSSESSION, NO UPWARD CHAIN.

Entrance Lobby

5'5" x 2'7" (1.65m x 0.79m)

Double glazed door and window, built in cupboard and a tiled floor.

Lounge

15'1" x 14'1" (4.6m x 4.3m)

UPVC double glazed window, two radiators and the stairs to the first floor landing.

Kitchen Dining Room

15' x 9'5" (4.57m x 2.87m)

Fitted with an excellent range of modern base and eye level kitchen units with roll top work surfaces and tiled splash areas. Four ring gas hob with extractor hood over and fitted double oven opposite. Stainless







steel single drainer sink unit, plumbing and space for a washing machine and slimline dishwasher. Radiator, wall mounted gas boiler, two UPVC double glazed windows and a door to the rear aspect.

Landing

Doors to the bedrooms and bathroom.

Bedroom One

12'4" x 8'2" (3.76m x 2.5m)

UPVC double glazed window and a radiator.

Bedroom Two

17'11" x 8'3" (5.46m x 2.51m)

UPVC double glazed window, radiator and built in wardrobes.

Bedroom Three

7'10" x 6'6" (2.4m x 1.98m)

UPVC double glazed window and a radiator.

Bathroom

6'8" x 6'5" (2.03m x 1.96m)

Panel bath with a fitted shower over, pedestal hand wash basin, low flush WC, half tiled walls, heated towel rail / radiator and a UPVC double glazed obscure window.

Front

Lawned front garden.

Rear

Paved patio area leading to a tiered lawned garden with wooden fencing and a timber built shed. Rear pedestrian access which leads to a single garage in a separate block.

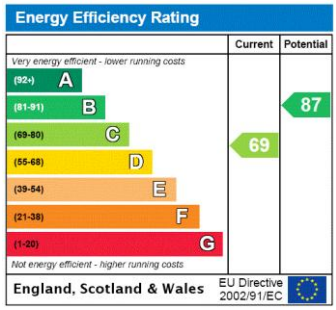
Direction

Access for viewings can be via Hurley Court. At the end of Hurley Court you can walk onto Farnham Walk and turn left, the property is immediately on the left hand side.

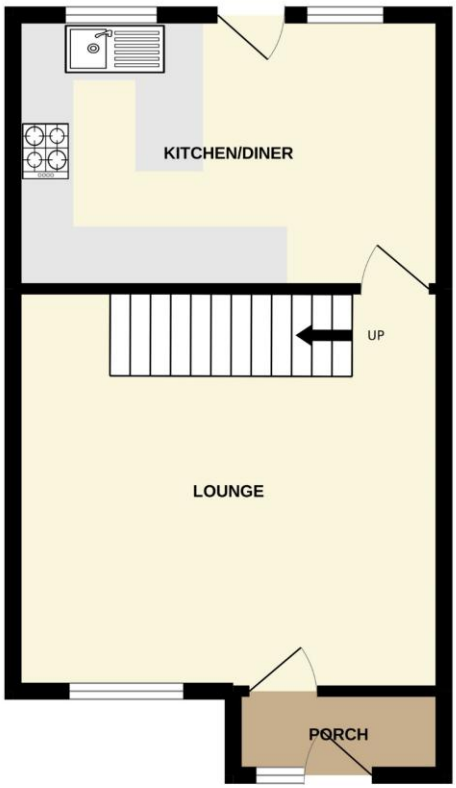




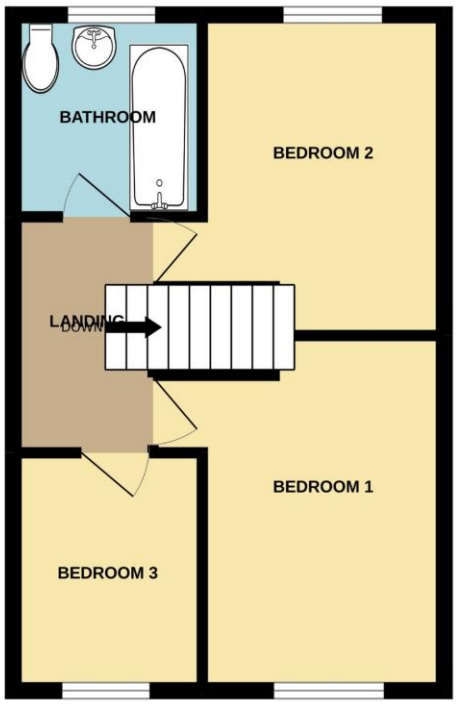




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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