Coleman Estates
1998







6 Mercia Drive, Leegomery - TF1 6YH

£210,000 Freehold

NO CHAIN. Three-bedroom semi-detached home with garage, driveway, garden room, wet room, garden and fitted kitchen. Great location near schools, amenities and transport. Ready to move straight in.

Council Tax band: B EPC Rating: TBC





NO CHAIN I GARAGE I DRIVEWAY I CLOSE TO PRINCESS ROYAL HOSPITAL

This three-bedroom, semi-detached family property presents an great opportunity for those seeking a comfortable home, offered to the market with no upward chain.

The entrance hallway leads through to a generously proportioned living/dining room that is perfect for both relaxing and entertaining. The kitchen includes ample workspace and cabinetry and fitted oven and hob and has a useful understairs storage cupboard off. Adjacent to the kitchen is a charming garden room.

Upstairs, three well-appointed bedrooms provide flexible accommodation for families, couples or professionals, bedroom one benefitting from plenty of fitted storage. These are served by a wet room, comprising, shower, basin and WC. With its warm and inviting atmosphere, this property is ready to move into and offers the perfect canvas for personalisation.

Outside, the property boasts a private driveway with parking for two vehicles, as well as a garage, offering secure storage or workshop potential. A neatly maintained front garden sets a welcoming tone, while the rear garden offers a tranquil retreat, with lawned and patio areas ideal for outdoor dining, entertaining or simply enjoying the fresh air. Mature borders and fencing ensure a sense of privacy, making this an excellent choice for families with children or pets.

Situated in a desirable residential location, the property benefits from easy access to local amenities - including the Princess Royal hospital - reputable schools and convenient transport links, making it a superb choice for commuters and growing families alike.



GROUND FLOOR:

Lounge/Dining Room
23' 6" x 11' 9" (7.17m x 3.57m)

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Lounge/Dining Room
23' 6" x 11' 9" (7.17m x 3.57m)

Kitchen
9' 7" x 7' 1" (2.92m x 2.16m)

Garden Room
13' 2" x 7' 2" (4.02m x 2.19m)

FIRST FLOOR:



Bedroom One
11' 9" x 8' 8" (3.58m x 2.65m)

Bedroom Two
11' 5" x 8' 8" (3.49m x 2.65m)

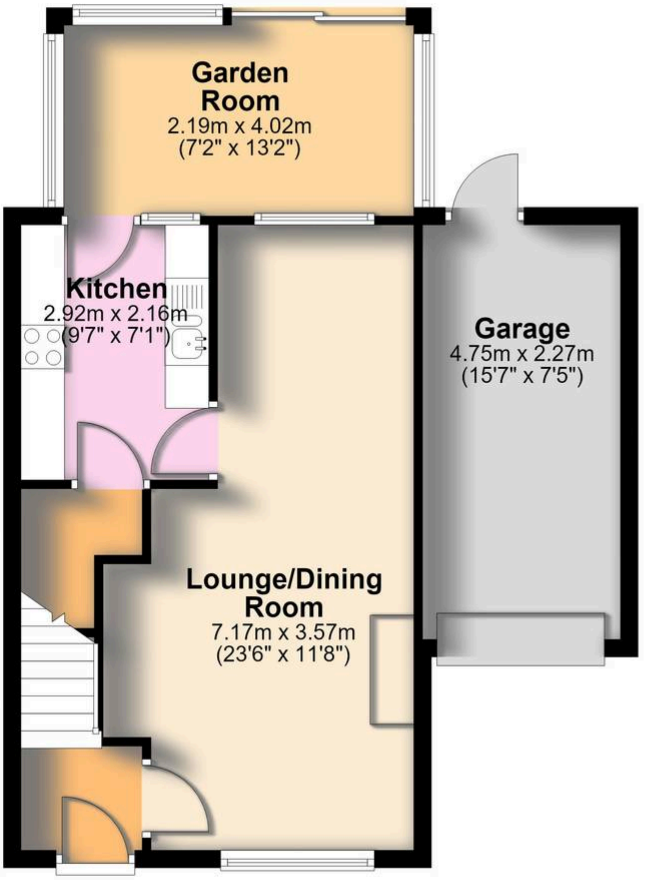
Bedroom Three
7' 7" x 6' 2" (2.32m x 1.88m)

Wet Room
6' 2" x 6' 0" (1.88m x 1.83m)



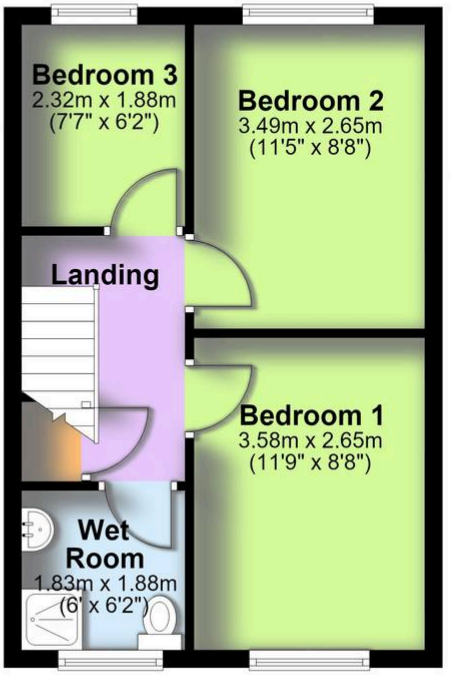
Ground Floor

Approx. 52.8 sq. metres (568.0 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 85.9 sq. metres (925.2 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.



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