



77 Glen Road, West Cross, SA3 5PS
Asking Price **£275,000**

Opportunity to purchase a three bedroom end of terrace property, set in a prime location. The property is ideally situated to take advantage of all the local amenities that the village has to offer including the new Oyster Wharf waterfront development. The accommodation itself briefly comprises: entrance hallway, reception room with a cloakroom. A second hallway leads into the lounge, Dining room and Kitchen. To the first floor there are three bedrooms, a family bathroom and separate shower room. Externally to the front of the property there is off road parking for two to three vehicles. The garden steps up to a quaint patio and enclosed garden which is laid to lawn. Ideal renovation project. Viewing highly recommended.

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Entrance

UPVC double glazed door into:

Porch

Laminate flooring. Door into:

Reception Room One 18'07 x 14'00 (5.66m x 4.27m)

UPVC double glaze window to the front. Skimmed ceiling. Radiator. Door to cloakroom. Door into:

Utility Room/Storage Room 8'11 x 7'04 (2.72m x 2.24m)

Utility area could be used for storage.

Cloakroom

Fitted with a two piece suite comprising: Low-level WC and wash hand basin.

Second Entrance Hallway 7'06 x 5'05 (2.29m x 1.65m)

Door to side. Door into:

Reception Room Two 18'01 x 14'01 (5.51m x 4.29m)

Original feature fireplace. Two radiators. Window to side. Windows to side and rear. Sky light. Radiator. Opening to dining room.

Dining Room 11'10 x 9'07 (3.61m x 2.92m)

Single glazed windows to side and rear. Sky Light. Door into:

Kitchen 11'02 x 8'06 (3.40m x 2.59m)

Fitted with a range of wall and base units with work surface over. Built in electric oven with built in four ring gas hob and stainless steel extractor fan over. Space for fridge freezer. Space for washing machine. One and a half bowl sink and drainer with mixer tap. Rear door leading up to back garden.

First Floor

Landing

Loft access hatch.

Bathroom 8'06 x 6'00 (2.59m x 1.83m)

UPVC double glazed window to rear. Fitted with a three piece suite comprising: Radiator.

Bedroom One 10'11 x 10'05 (3.33m x 3.18m)

UPVC double glazed window to front. Radiator.

Bedroom Two 11'00 x 7'11 (3.35m x 2.41m)

UPVC double glazed window to front. Radiator.

Shower Room 5'10 x 4'08 (1.78m x 1.42m)

Single glazed window to side. Shower cubicle with electric shower over.

Bedroom Three 11'00 x 8'07 (3.35m x 2.62m)

UPVC double glaze window to rear. Views over the garden

External

Front

Off road parking for two/ three vehicles. Side access to the rear.

Rear

Steps leading to paved patio area with wooden shed, further steps leading onto an enclosed rear garden laid to lawn.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: F

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

