Michael ANTHONY

Selkirk Drive, Oakridge Park

£400,000 Freehold



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£400,000

Located within the ever sought after location of Oakridge Park this four bedroom semi detached home is offered to the market with many benefits including two reception rooms, kitchen/diner, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, rear garden and allocated parking.

Property Description

ENTRANCE
Door to:

ENTRANCE HALL
Doors to snug, cloakroom and kitchen/breakfast room, stairs rising to first floor, storage cupboard, radiator.

CLOAKROOM
Low level w.c, pedestal hand wash basin, splashback tiling, radiator.

SNUG
Double glazed window to front aspect. Radiator.

KITCHEN/BREAKFAST ROOM
Double glazed window to rear aspect. Fitted with a range of floor and wall mounted units, wall mounted boiler, oven and hob with extractor hood over, rolled edge work surface areas, plumbing for washing machine, built in dishwasher, built in fridge freezer, double glazed door to rear, radiator, under stairs storage cupboard, one and half drainer sink with mixer tap over.

LANDING
Understairs storage cupboard, doors to living room and bedroom one.

LIVING ROOM
Double glazed window to front aspect. Radiator, Juliet balcony.

BEDROOM ONE
Double glazed window to rear aspect. Radiator, door to en-suite, built in wardrobes.

EN-SUITE
Frosted double glazed window to rear aspect. Low level w.c, pedestal hand wash basin, radiator, splash back tiling, fully tiled shower cubicle, extractor fan.

LANDING TWO
Door to bathroom, door to airing cupboard housing water tank, doors to bedrooms 2, 3 and 4, access to loft space.

BEDROOM TWO
Double glazed window to rear aspect. Radiator.

BEDROOM THREE
Double glazed window to front aspect. Radiator.

BEDROOM FOUR
Double glazed window to front aspect. Radiator.

BATHROOM
Frosted double glazed window to rear aspect. Panelled bath with mixer tap and shower attachment, part tiled walls, low level w.c, wash hand basin, heated towel rail.

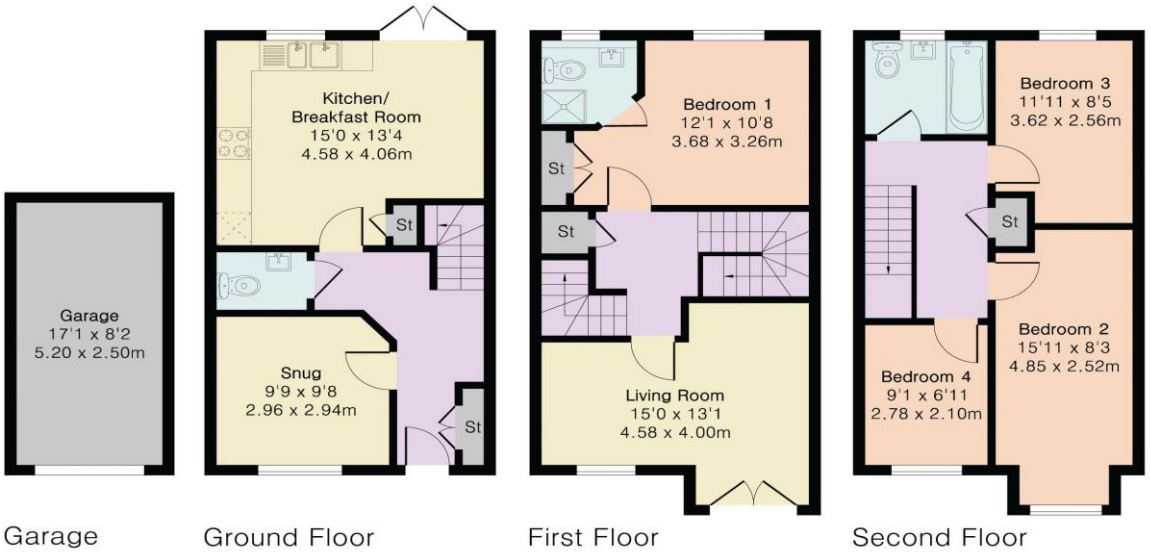
OUTSIDE

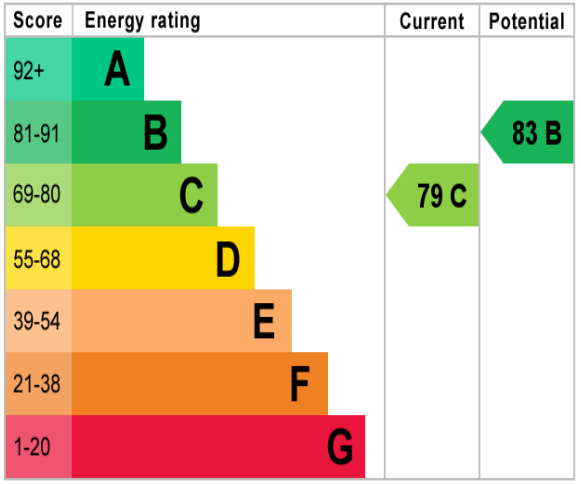
GARAGE/PARKING
Garage, parking for 2 cars.

FRONT GARDEN
Pathway to front door, outside light.

REAR GARDEN
Rear gate access, side gated access, outside light, patio area, flower and shrub borders, outside tap.

Approximate Gross Internal Area 1274 sq ft - 119 sq m
(Excluding Garage)
Ground Floor Area 415 sq ft – 39 sq m
First Floor Area 431 sq ft – 40 sq m
Second Floor Area 428 sq ft – 40 sq m
Garage Area 140 sq ft – 13 sq m





PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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