



*Breck Banks*

*New Ollerton*



£150,000

**Chadwells**  
Estate & Letting Agents





*Offering all the space you could need with the added bonus of a being on a corner plot.....*





*Brecko Banks*





# *Welcome*

Chadwells are delighted to offer this three bedroom semi detached family home which sits proudly on a corner plot and is sure to impress. Internally the property briefly comprises lounge and kitchen/diner to the ground floor with the first floor housing three good sized bedrooms and family bathroom. Externally the property benefits from private low maintenance front and rear gardens, it also offers its own private gated driveway. This house would make the perfect home for someone either looking to get onto the property ladder or looking for the perfect family home. Viewings are a must to appreciate all this stunning property has to offer.



# Step inside...

## **Entrance Hallway**

Composite door to front leading to hallway with tiled flooring, radiator and stairs leading to first floor.

## **Lounge** *13' 1" x 11' 11" (4.00m x 3.64m)*

Dual aspect windows to front and side of property. Hardwood flooring, wood feature fireplace with brick hearth and dual fuel burner, radiator and ceiling light.

## **Kitchen** *8' 10" x 10' 4" (2.70m x 3.15m)*

With a range of wall and base units, work surface with inset sink with mixer tap. Tiled splash backs and tiled flooring, extractor fan, plumbing and space for washing machine. Windows to side and door to rear of property.

## **Dining Area** *10' 5" x 7' 9" (3.18m x 2.35m)*

Tiled flooring, radiator, window to side aspect and archway into kitchen.

## **First Floor Landing**

Hard wood flooring, banister and handrail. Storage/Air cupboard with water tank and shelving. Access to loft.

## **Bedroom One** *11' 7" x 9' 11" (3.52m x 3.03m)*

Laminate flooring, radiator, built in wardrobes, window to side aspect.

## **Bedroom Two** *10' 5" x 9' 9" (3.17m x 2.98m)*

Laminate flooring, radiator, ceiling light, window to rear aspect.

## **Bedroom Three** *8' 6" x 8' 2" (2.60m x 2.50m)*

Laminate flooring, radiator, ceiling light, window to front aspect.

## **Family Bathroom** *5' 6" x 8' 3" (1.67m x 2.51m)*

Fitted with a three piece panelled bath suite including shower over the bath, wash basin with vanity unit, low flush WC, cream ladder radiator, vinyl flooring and obscure window to rear aspect.

## **Externally**

Gated access to block paved private driveway as well as low maintenance front garden with lawn and established shrubs. The rear garden is fully enclosed with block paved patio and gated access to the 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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