



Park Row Whinney Lane

Ollerton



£180,000

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you to make it yours.. No Upward
Chain.....*





*Park Row Whinney
Lane*





Welcome

This beautifully presented three-bedroom, semi-detached home is a truly wonderful find. With its well-maintained internal layout that is perfect for growing families, and benefits from a neutral colour palette that creates a warm and inviting ambience throughout. The location is terrific too, being within close proximity to the town centre, great shops and amenities. The ground floor welcomes you to a bright and spacious living room. The open plan kitchen/diner has an array of wall, base and drawer units with integrated appliances and ample space to enjoy dinner with family and friends. The patio doors give access to the garden, which is perfect for entertaining throughout the summer! The ground floor is complete with a handy downstairs WC. Heading upstairs you will find three bedrooms and family bathroom. Outside continues to impress with a private driveway and single garage. Private fenced garden that is mainly laid to lawn with a patio seating area. Don't miss out, call now to arrange a viewing!



Step inside...

Entrance Hall

uPVC double glazed window to side elevation, radiator, ceiling light fitting and doors leading to lounge and cloakroom.

Cloakroom

Obscure uPVC double glazed window to side, two piece white suite, ceiling light fitting and radiator.

Lounge 11' 10" x 14' 7" (3.6m x 4.44m)

Open staircase with uPVC double glazed window to front, ceiling light, radiator, laminate flooring and stairs to first floor.

Kitchen/Diner 9' 6" x 14' 7" (2.9m x 4.44m)

Fitted with a range of high gloss wall and base units with roll top work surfaces, stainless steel sink, drainer and mixer tap. Brand new electric oven, gas hob with extractor fan over. Space for fridge/freezer and plumbing for dish washer and washing machine. Radiator, ceiling lights, uPVC window to the rear aspect, and uPVC french doors leading to patio area.

Bedroom 1 13' 0" x 8' 2" (3.95m x 2.5m)

Fitted wardrobe with sliding glass doors, ceiling light fitting, carpet flooring, radiator and uPVC double glazed window to front elevation.

Bedroom 2 11' 2" x 8' 2" (3.41m x 2.5m)

Fitted wardrobe with sliding glass doors, ceiling light fitting, carpet flooring, radiator, and uPVC double glazed window to rear elevation.

Bedroom 3 8' 2" x 6' 1" (2.48m x 1.86m)

Ceiling light fitting, radiator, carpet flooring and uPVC double glazed window to front.

Family Bathroom 6' 2" x 6' 0" (1.87m x 1.84m)

White 3 piece suite with shower over bath and fitted glass shower screen. Obscure uPVC window to rear of property. Radiator, ceiling light and extractor fan.

Externally

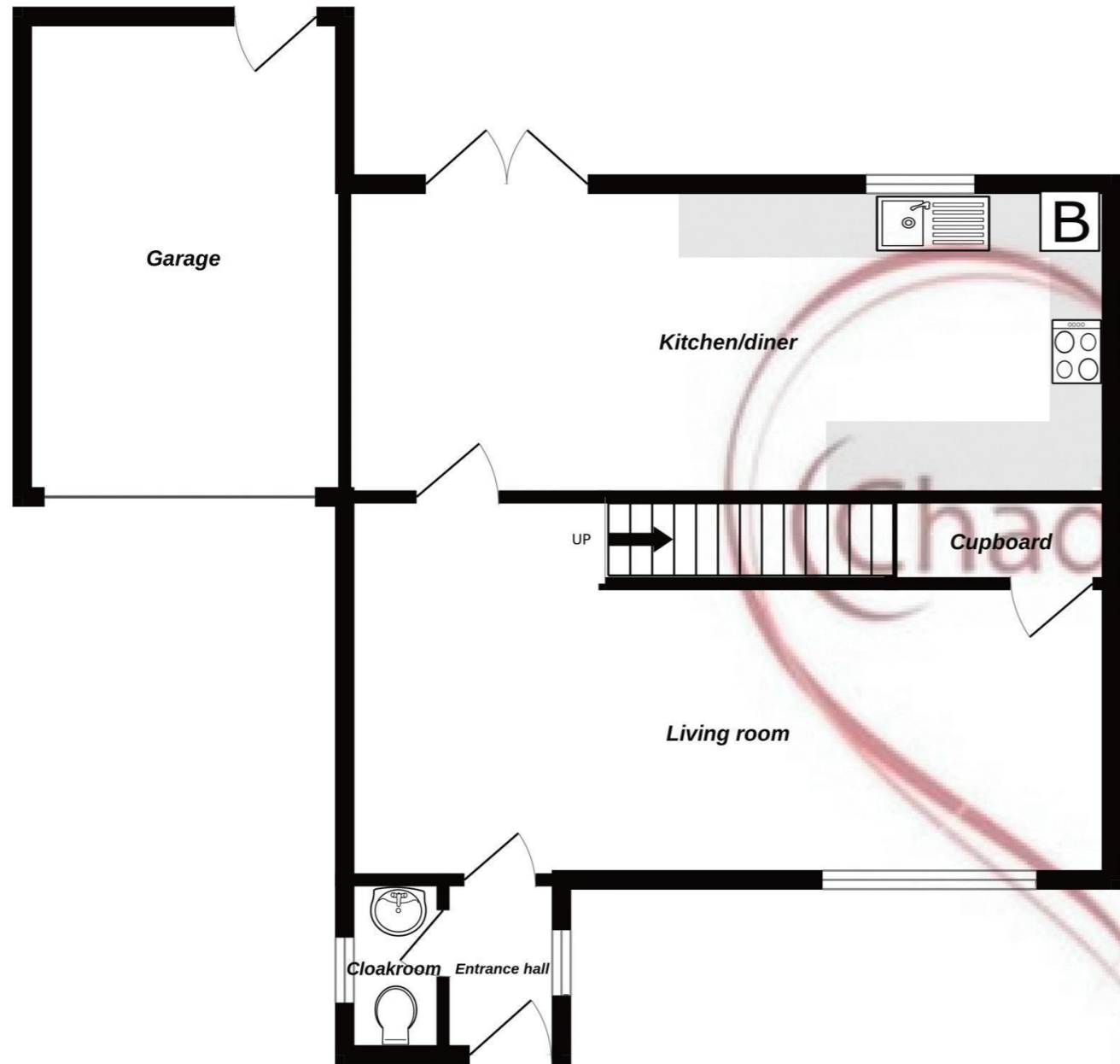
Front garden is laid to lawn with gravel driveway to side of property and leading to single garage. The private fully fenced rear garden is mainly laid to lawn with patio area and access to the garage.

Garage

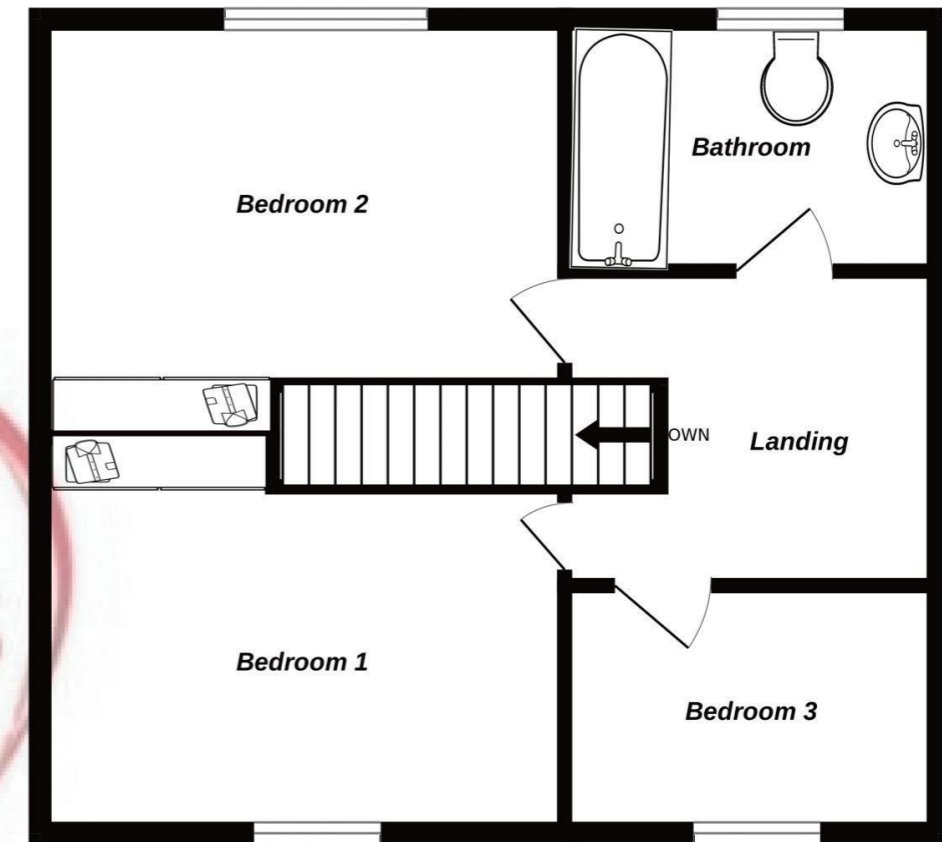
With a metal up and over door to the front and a door to the rear accessed from the garden.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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