



*Griffin Road*

*Ollerton*



£160,000

**(Chadwells**  
Estate & Letting Agents









*Pack your bags and move straight  
in to this lovely, 'ready to go  
home'...*







*Griffin Road*





*Welcome*

Ready to move straight into, this beautifully presented 2-bedroom semi-detached property offers modern living, a private garden, and a garage – all in a sought-after residential location. Perfect for first-time buyers or young couples looking for their starter home.





# Step inside...

## Entrance Hall 3' 9" x 4' 5" (1.14m x 1.35m)

Enter through the composite door into the entrance hall with carpet flooring, stairs off to the first floor and door leading into the lounge.

## Lounge 15' 0" x 10' 0" (4.57m x 3.05m)

With laminate flooring, radiator, under stairs storage cupboard, uPVC window to the front aspect and doors leading into the entrance hall and kitchen/diner.

## Kitchen/Diner 13' 4" x 7' 9" (4.06m x 2.36m)

Fitted with wall and base units, square edge worksurfaces' with inset stainless steel sink, drainer and mixer tap. Integrated oven and hob with extractor above. Space and plumbing for washing machine, dishwasher and freestanding fridge/freezer. Dining area, vinyl flooring, door leading into the cloak room and uPVC window and french doors to the rear garden.

## Cloakroom 5' 3" x 3' 1" (1.60m x 0.94m)

With low flush WC and hand wash basin.

## Landing 5' 2" x 6' 0" (1.57m x 1.83m)

Carpet flooring, doors leading to the two bedroom, family bathroom and loft access.

## Master Bedroom 13' 5" x 10' 1" (4.09m x 3.07m)

With carpet flooring, radiator and uPVC window to the front aspect.

## Bedroom Two 12' 9" x 7' 0" (3.88m x 2.13m)

With carpet flooring, radiator and uPVC window to the rear aspect.

## Bathroom 7' 3" x 6' 0" (2.21m x 1.83m)

Fitted with a three piece suite comprising bath with main fed shower over and glass screen. Low flush WC, hand wash basin, part tiled walls, radiator, obscure window and vinyl flooring.

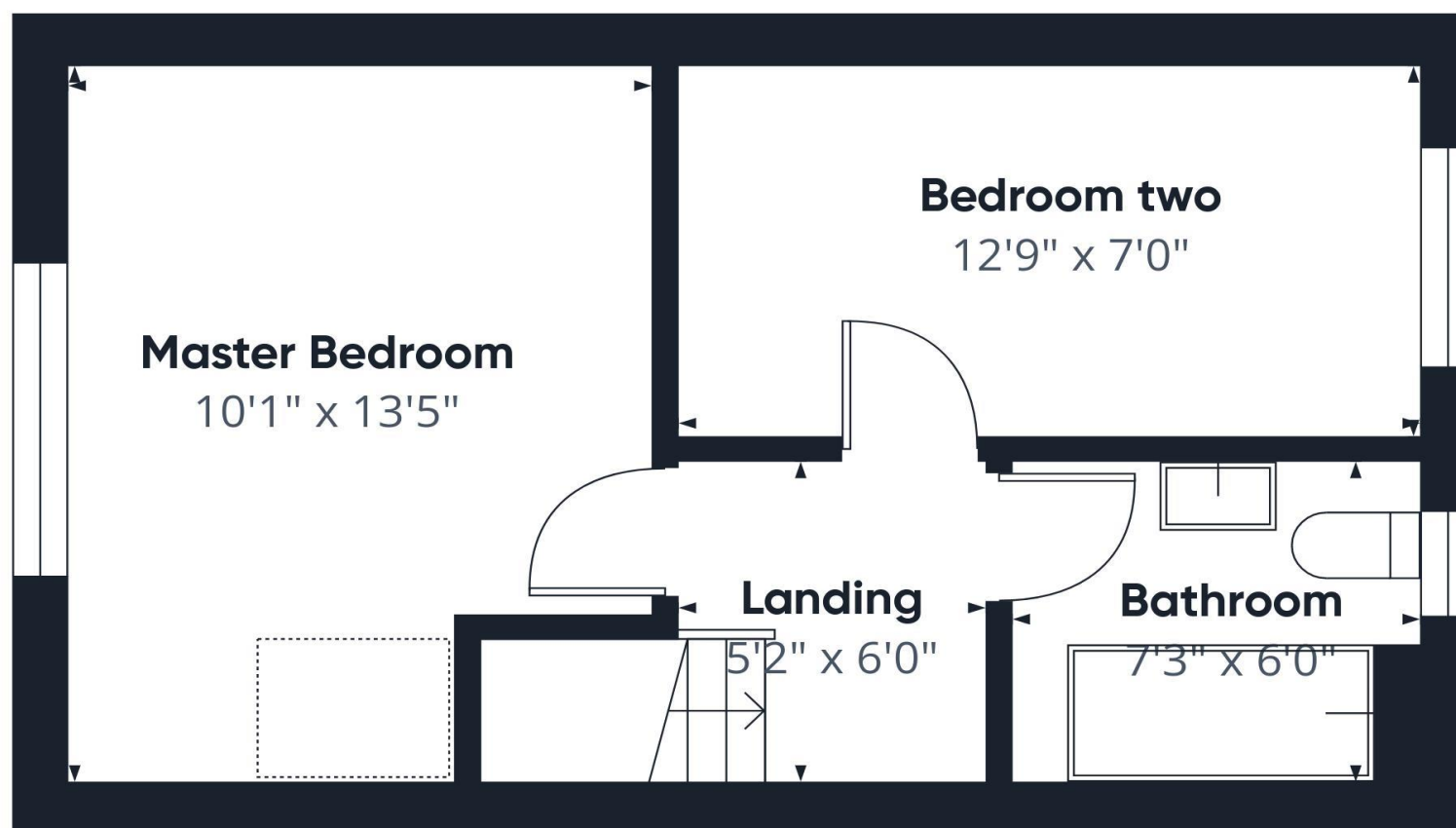
## Outside

The front of the property is laid to lawn and has a private driveway that leads to the garage. The rear garden is laid mainly to lawn, there is a patio pathway leading out the garage rear door and a decked area for seating.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
587 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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