



*Forest Road*

*New Ollerton*



£160,000

**Chadwells**  
Estate & Letting Agents



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NOT TO BE MISSED....





*Forest Road*



# Welcome

NOT TO BE MISSED...Chadwells are delighted to welcome to the market this three bedroom semi-detached house that has lots of potential to put your own stamp on it. In brief the downstairs offers a spacious kitchen/dinner, lounge with beautiful bay window and log burning fire, WC and boot room/utility. Head upstairs and you will discover three well proportioned bedrooms two of which have cast iron fireplaces, a family bathroom and storage space including loft access. There is ample private parking to the front of the property including electric car charging point. To the side of the property is a shared drive giving access to a newly built garage and gate to the rear garden. A fully enclosed extensive rear garden mainly laid to lawn with decking, shed and wood store. Viewing is a must to appreciate the space this home has to offer.



# Step inside...

## **Entrance Hallway** 6' 7" x 4' 2" (2.014m x 1.266m)

UPVC front door, neutrally decorated with doors leading to under stairs storage and kitchen and pendant light fixture.

## **Kitchen/Diner** 13' 7" x 10' 2" (4.141m x 3.11m)

Neutrally decorated throughout the kitchen/diner, vinyl grey tiled flooring, wooden fronted cabinets, with one UPVC window to the rear of the property and one UPVC Window to the side aspect, Spot lights, integrated electric oven, gas hob and dishwasher.

## **Lounge** 14' 8" x 11' 5" (4.470m x 3.471m)

Brick built archway leading from the kitchen to a neutrally decorated lounge area with wooden laminate flooring, pendant light fixture, UPVC bay window to the front aspect of the property and a cast iron wood burning fire.

## **Boot Room** 4' 6" x 7' 9" (1.378m x 2.374m)

UPVC door to the rear of the property, tiled flooring, pendant light fixture and door leading the the downstairs WC.

## **WC** 5' 3" x 3' 7" (1.590m x 1.100m)

Neutrally decorated, tiled flooring, toilet, pendant light fixture and obscure window to the rear aspect of the property.

## **Under Stairs Storage** 3' 0" x 7' 0" (0.909m x 2.123m)

Under stair storage housing boiler, electric points and pendant light fixture,

## **First Floor Landing** 11' 5" x 3' 1" (3.470m x 0.946m)

Neutrally decorated, carpeted, window to the front aspect of the property, loft access, storage cupboard and pendant light fixture.

## **Bedroom One** 12' 3" x 11' 6" (3.739m x 3.503m)

Neutrally decorated pale blue and yellow, fully carpeted, pendant light fixture, UPVC Window to the rear of the property, Cast Iron Fire Place.

## **Bedroom Two** 10' 10" x 8' 7" (3.295m x 2.618m)

Neutrally decorated, fully carpeted, pendant light fixture, UPVC Window to the rear of the property, Cast Iron Fire Place.

## **Bedroom Three** 4' 2" x 10' 4" (1.258m x 3.147m)

Neutrally decorated, fully carpeted, pendant light fixture, UPVC Window to the front of the property.

## **Family Bathroom** 4' 4" x 7' 10" (1.328m x 2.388m)

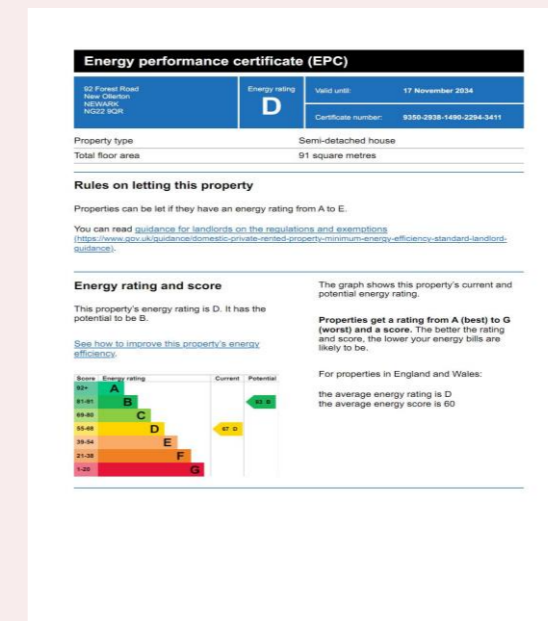
Neutrally decorated and tiled, obscure UPVC window to the side aspect of the property, bath with shower, freestanding sink, ladder radiator and spot lights.

## **Rear Garden**

Mainly laid to lawn with plenty of space including decking area, shed and wood storage.

## **Garage**

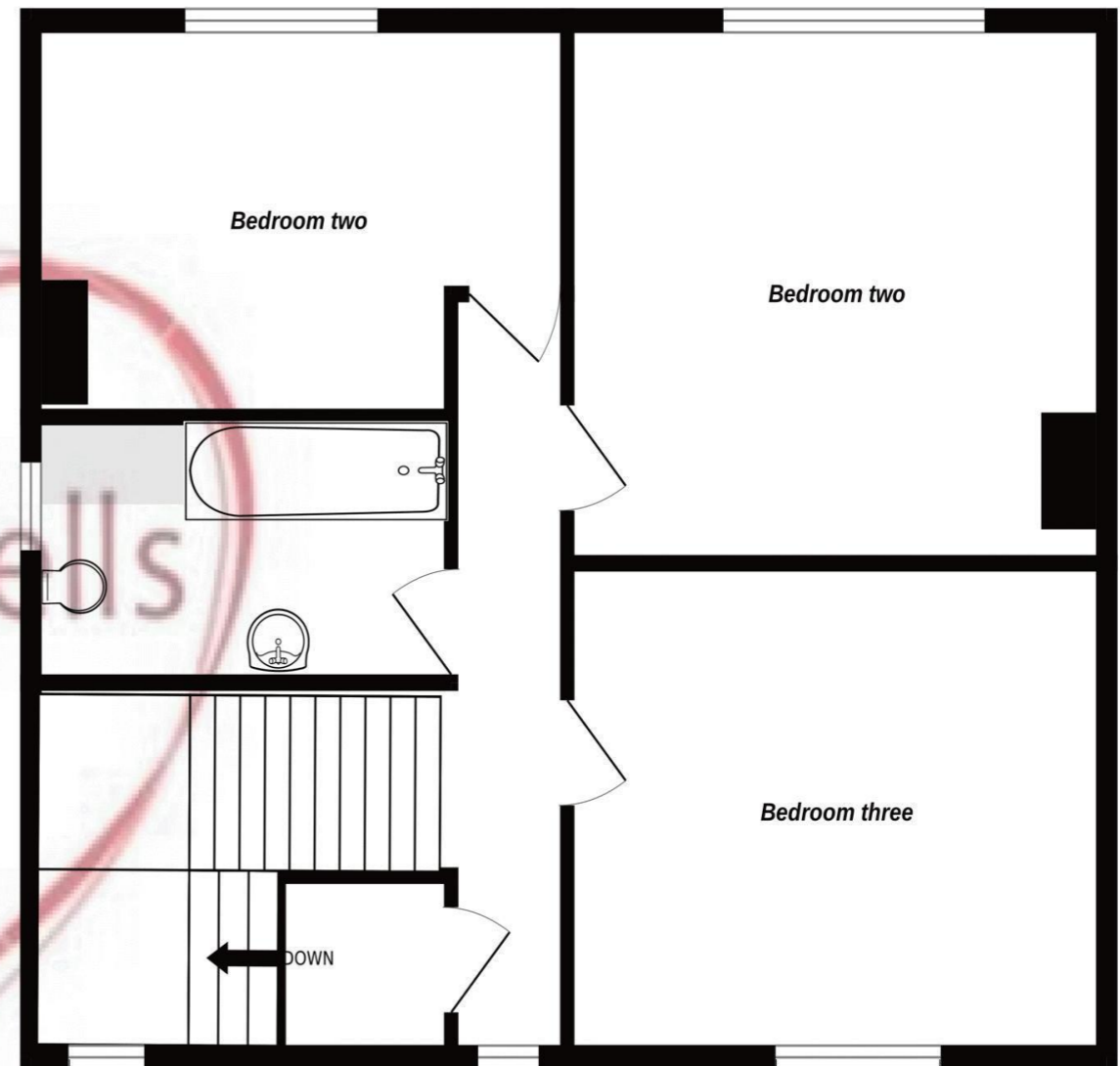
Newly built garage at the end of the shared drive.



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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