



Griffin Road

New Ollerton



£173,000

Chadwells
Estate & Letting Agents





*Perfect Family Home in
Desirable Location*





Griffin Road





Welcome

This three bedroom semi detached house is situated in a quiet residential cul de sac. With well proportioned rooms throughout, the ground floor hosts a kitchen/diner, toilet and lounge with the first floor housing three well proportioned bedrooms and family bathroom. Externally the property benefits from a single garage and generous driveway. With a good sized, well maintained enclosed private rear garden that also benefits with access to the garage. Internal viewings are a must to appreciate the potential this property has to offer.



Step inside...

Entrance Hall

Enter through a uPVC door into the entrance hall. With radiator and stairs off to the first floor and doors leading to the kitchen/diner and lounge.

Kitchen/Diner *16' 3" x 10' 2" (4.95m x 3.10m)*

The kitchen is fitted with wall and base units, square edge work surfaces with inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, integrated electric oven and 4 ring gas hob with extractor fan. Wall mounted Logic Combi Boiler. Tiled splash backs, vinyl flooring and uPVC double glazed window. The dining area has uPVC double glazed window and radiator Internal doors leading to the entrance hall, toilet, lounge and under stairs storage.

Lounge *10' 10" x 13' 7" (3.30m x 4.14m)*

The bright and airy lounge has carpeted flooring, TV point, BT point, radiator, uPVC double glazed window to the rear aspect and double glazed patio doors leading to the rear garden.

Landing

With carpet flooring, doors leading to the three bedrooms, family bathroom, radiator and loft access.

Master Bedroom *8' 2" x 13' 7" (2.49m x 4.14m)*

With carpeted flooring, radiator, double aspect uPVC windows to the front aspect.

Bedroom Two *12' 6" x 7' 3" (3.81m x 2.21m)*

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

Bedroom Three *9' 1" x 6' 1" (2.77m x 1.85m)*

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

Bathroom *7' 1" x 5' 11" (2.17m x 1.81m)*

Fully refurbished in the last three years the bathroom is complete with a three piece suite comprising bath with mains fed shower and glass screen low flush WC and floating hand wash basin set on vanity unit. There is a matching vanity store cupboard and vanity light up mirror. Part tiled walls, tiled flooring, ladder radiator and obscure window to the side aspect.

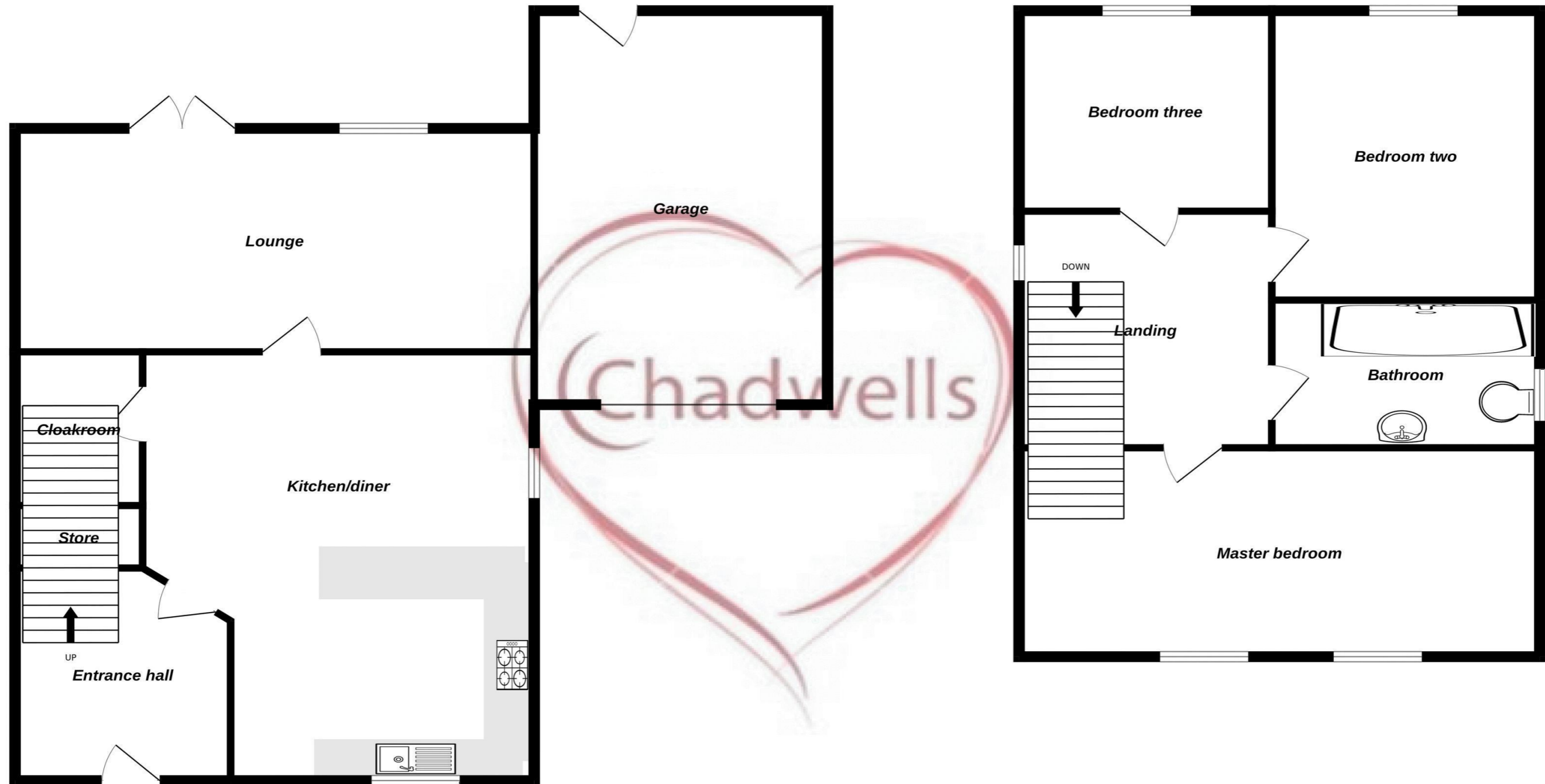
Outside

The front aspect of the property is mainly laid to lawn with a gravel driveway leading to a single garage. The rear garden is fully enclosed with wooden fencing, mainly laid to lawn with a patio seating area, a decked area and access into garage.

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.
Made with Metropix ©2025



Selling Homes with Bespoke Lifestyle Photography

Chadwells
Estate & Letting Agents

If you'd like to view this amazing
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

The logo for Chadwells Estate & Letting Agents. It features a large, stylized red letter 'C' on the left. To the right of the 'C', the word 'Chadwells' is written in a red, serif font. Below 'Chadwells', the words 'Estate & Letting Agents' are written in a smaller, red, sans-serif font.

Chadwells
Estate & Letting Agents