



Poplar Street

New Ollerton



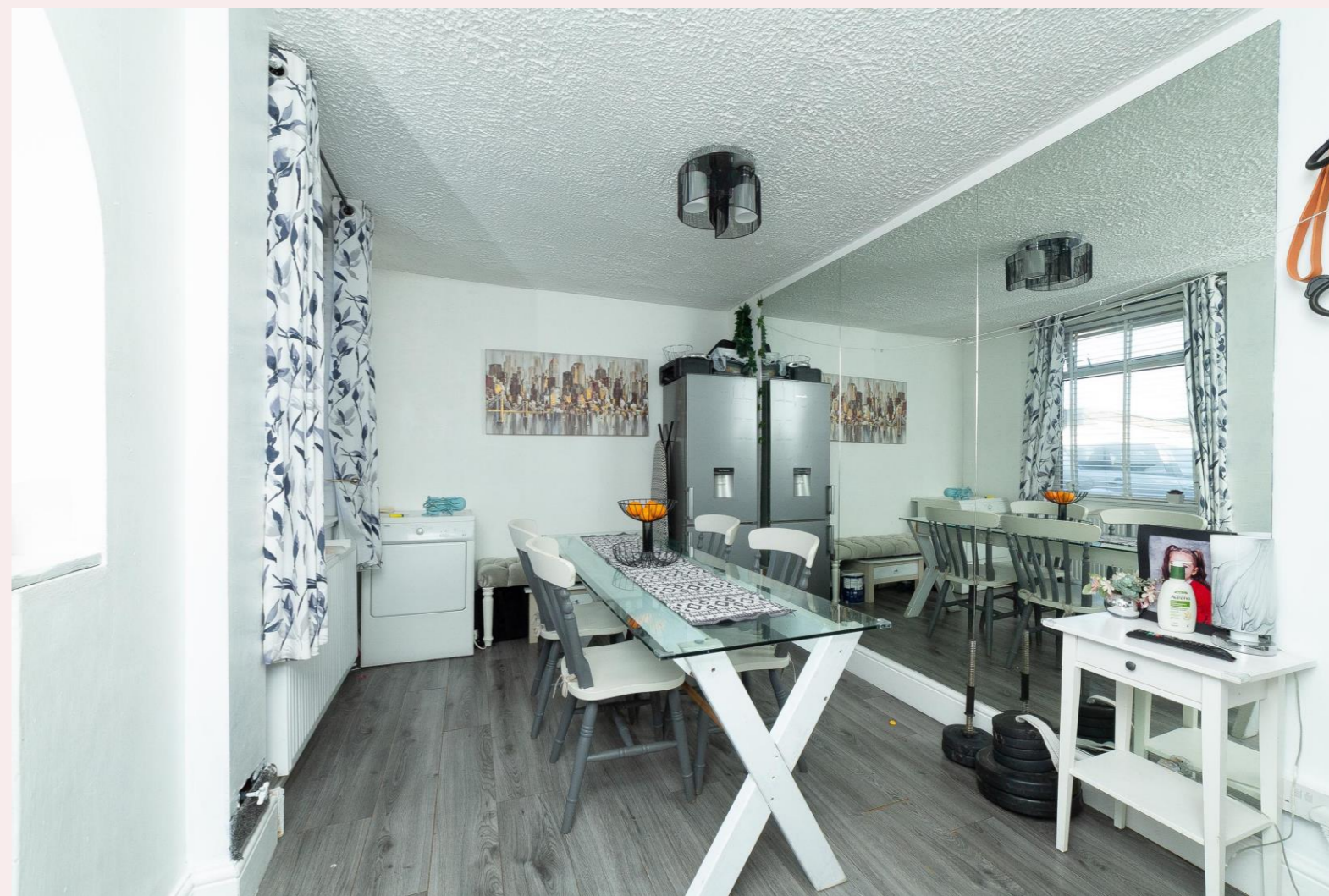
Offers in Excess of £175,000

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Beautiful Family Home...





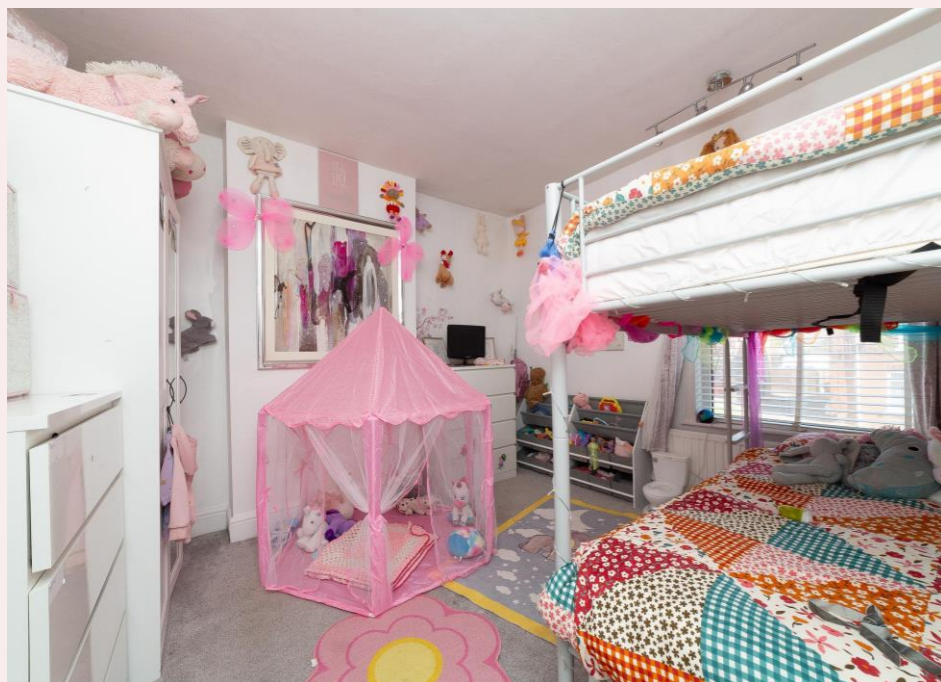
Poplar Street





Welcome

This spacious three bedroom semi detached house sits proudly within the heart of Ollerton and is ideally located close to local amenities, transport links and schools. Internally the property boasts a entrance hall, spacious lounge, dining room, pantry, separate kitchen and rear porch to the ground floor with the first floor housing three generous bedrooms and a modern family bathroom. Externally the property benefits from off road parking to the front of the property and shared driveway leading to the garage and fully enclosed rear garden. Viewings are must to appreciate all this property has to offer!



Step inside...

Entrance Hallway

Accessed through a obscure uPVC glazed door to the front aspect and having carpet flooring, radiator, ceiling light fitting and stairs off to the first floor.

Lounge 12' 2" x 15' 3" (3.70m x 4.66m)

With a feature fireplace having an electric fire insert. Carpet flooring, uPVC window to the front aspect, radiator, Tv point, wall and ceiling light fittings.

Dining Room 8' 10" x 16' 6" (2.68m x 5.04m)

With laminate flooring, uPVC window to the rear aspect, radiator and ceiling light fitting.

Kitchen 8' 10" x 12' 6" (2.69m x 3.80m) at widest point

Fitted with a range of high gloss wall and base units having worksurfaces over inset with a composite sink and drainer. Integrated appliances include an electric oven with hob. space and plumbing for washing machine and dishwasher, tiled splash backs, uPVC window to the side aspect, vinyl flooring, ceiling light fitting and uPVC glazed door to the rear porch.

Rear Porch

With uPVC door out to the rear garden.

First Floor Landing

With carpet flooring, loft access, uPVC window to the rear aspect and pendant light fitting.

Bedroom One 8' 5" x 11' 7" (2.57m x 3.54m)

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

Bedroom Two 8' 9" x 11' 8" (2.67m x 3.55m)

With carpet flooring, storage cupboard housing boiler, uPVC window to the rear aspect, radiator and pendant light fitting.

Bedroom Three 8' 6" x 9' 3" (2.58m x 2.82m)

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

Bathroom 8' 5" x 4' 10" (2.56m x 1.48m)

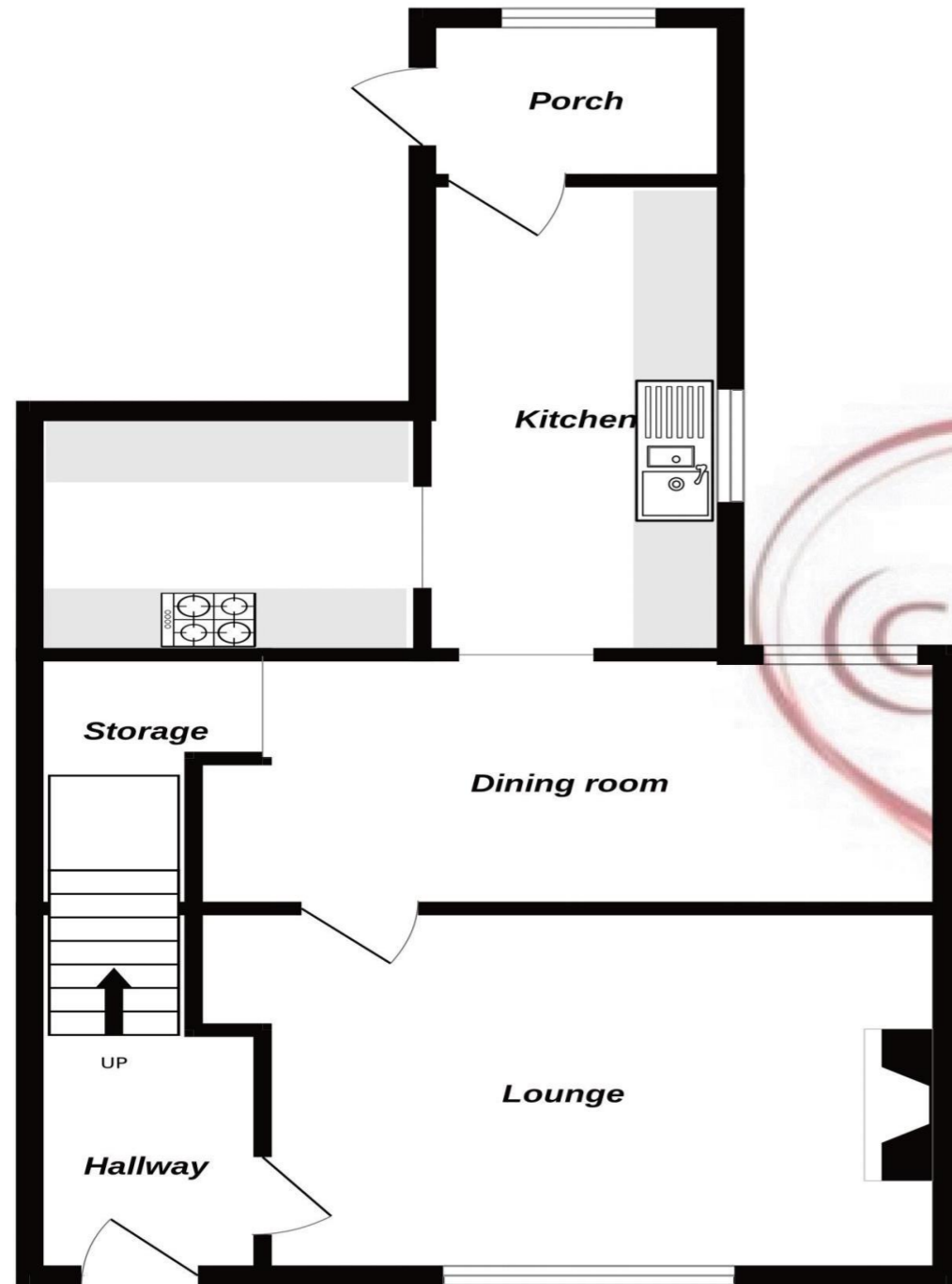
Fitted with a three piece suite comprising of freestanding bath with mains fed shower over, wash basin set in vanity unit and low flush WC. Vinyl flooring, obscure uPVC window, heated towel rail and ceiling light fitting.

Externally

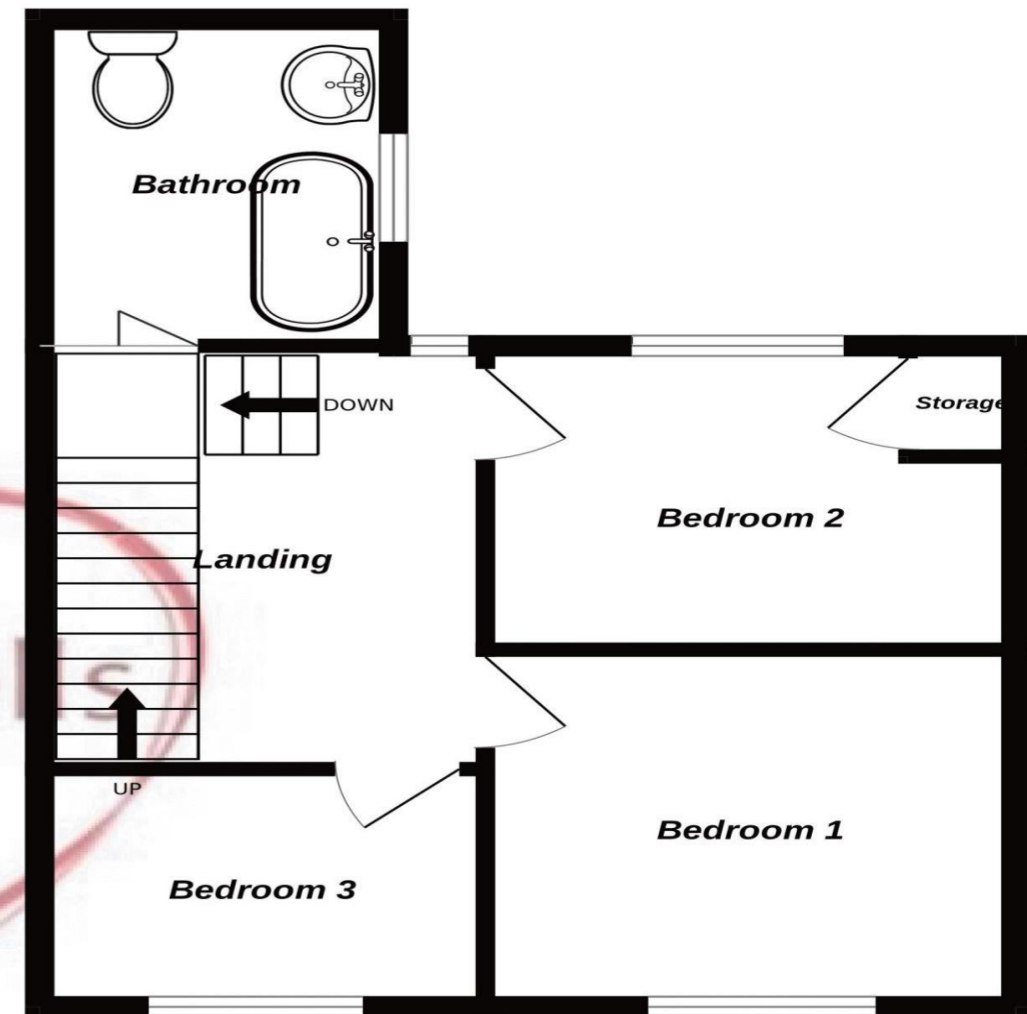
The front of the property is gravelled offering space for off road parking with a shared driveway leading to another parking space, garage and the enclosed rear garden. The garden is mainly laid to lawn with a good sized patio area. There is additional garden space to the bottom of the garden which is currently fenced off.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 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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