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Oulton Rise, Parklands, NN3 6EW

£290,000 Semi-Detached

3 1 1



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Department: Sales

Tenure: Freehold



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Property Summary

Located in a sought-after location, this mature three-bedroom semi-detached family home offers the perfect blend of comfort and convenience.

Features & Utilities

- ✓ Three Bedroom Semi-Detached
- ✓ Large Integral Garage
- ✓ Sought After Location
- ✓ Close to Local Amenities
- ✓ Conservatory
- ✓ Off Road Parking
- ✓ Well tended front & rear gardens

Property Overview

Located in a sought-after location, this mature three-bedroom semi-detached family home offers the perfect blend of comfort and convenience. Ideally situated near schools and shops, it caters perfectly to family life. Inside, you'll find a welcoming open-plan lounge and dining room, perfect for both relaxing and entertaining. The kitchen is well-appointed, leading to a delightful conservatory that brings the garden indoors. Upstairs, three cozy bedrooms provide ample space for rest, complemented by a family bathroom. Outside, the property boasts lovely front and rear gardens, offering a green oasis for outdoor enjoyment. A driveway and integral garage add practicality to this wonderful family home. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE PORCH

Entrance via uPVC obscure glazed door obscure glazed windows to front and side elevation. Radiator. Door to:

LOUNGE/DINING ROOM 7.10m x 3.74m (23'3" x 12'3")

uPVC double glazed window to front elevation. Cast iron gas fireplace with brick surround. Radiator. Aluminium sliding door to conservatory. Serving hatch.

INNER HALLWAY

Stairs rising to first floor.

KITCHEN 2.26m x 3.80m (7'4" x 12'5")

uPVC double glazed window to rear elevation. uPVC obscure glazed door to rear elevation into garden. Range of wall mounted and base level units with roll top work surface over. Stainless steel sink and drainer. Space for white goods. Cupboard housing boiler.

CONSERVATORY 3.04m x 2.60m (9'11" x 8'6")

uPVC double glazed window to rear and side elevation. Radiator.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Radiator. Access to loft space. Door to:

BEDROOM ONE 3.89m x 2.88m (12'9" x 9'5")

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.11m x 2.87m (10'2" x 9'4")

uPVC double glazed window to rear elevation.

BEDROOM THREE 2.86m x 3.36m (9'4" x 11')

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.05m x 3.36m (6'8" x 11')

uPVC obscure glazed window to rear elevation. Radiator. Airing cupboard. Three piece suite comprising panel bath with shower over. Low level WC and porcelain hand wash basin.

OUTSIDE**FRONT GARDEN**

Concrete driveway. Patch of lawn. Well tended flower bed border.

GARAGE

Manual up and over door. Power and lighting.

REAR GARDEN

Enclosed by timber fencing. Mainly laid to lawn. Raised filled flower borders.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Ask Agent
EPC Rating – Ask Agent
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Single Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

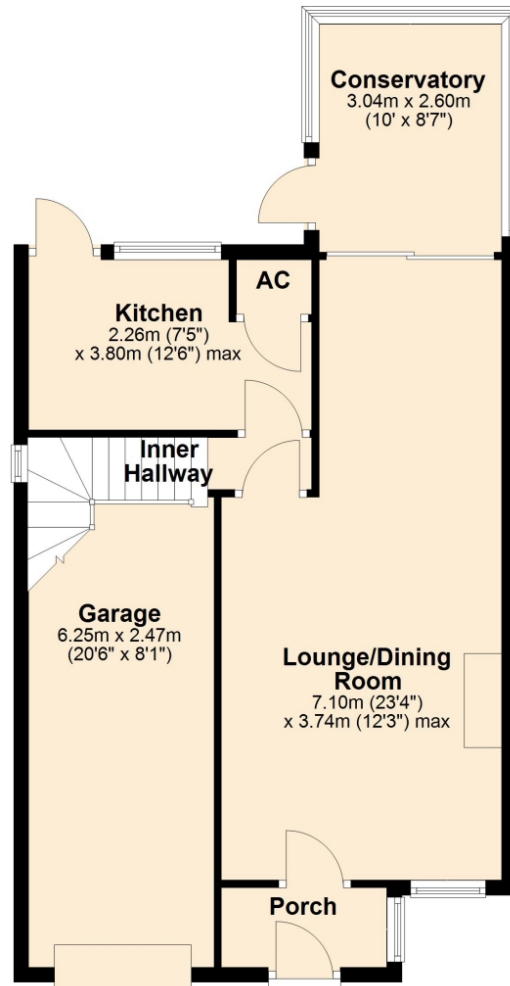
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

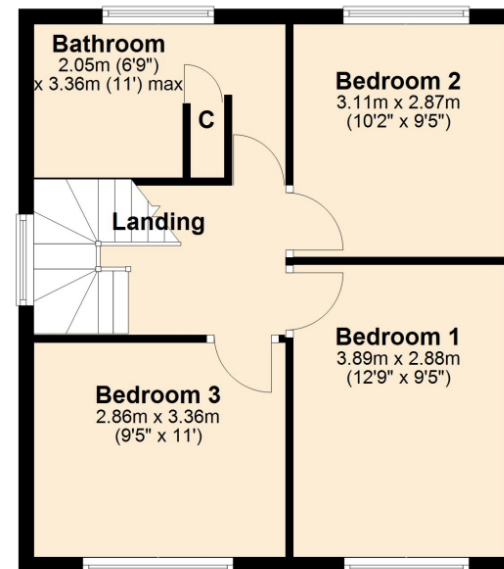
Ground Floor

Approx. 62.4 sq. metres (671.7 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



Total area: approx. 107.1 sq. metres (1153.3 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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