

Grampian Way, SL3 8UQ

£335,000

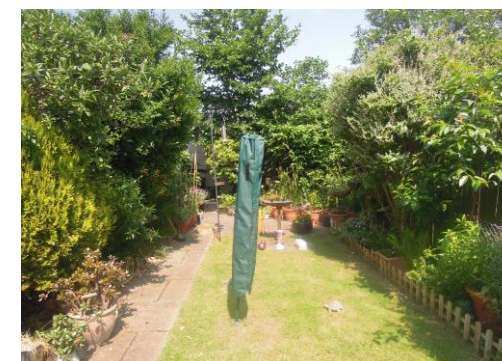
Freehold

An extended 3 bedroom family home situated in the heart of Langley. The property boasts gas central heating, double glazing, fitted kitchen / diner, cloakroom, lounge, conservatory, 3 double bedrooms, family bathroom, front & rear gardens. There are excellent local primary & grammar schools close by. Langley has fantastic transport links with the national motorway & railway networks. Internal viewings are highly recommended.

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Accommodation:

All room dimensions approx.

Entrance Hall

Laminate wood effect flooring, radiator.

Kitchen 14' 7" x 8' 4" (4.44m x 2.55m)

Front aspect, range of low level & eye level wall mounted units, laminate work surfaces, stainless steel sink unit and drainer, plumbing for a dish washer & washing machine, electric hob, oven & grill with extractor fan over, part tiled walls, space for a fridge / freezer. Power points.

Cloakroom

Front aspect, low level W.C, wash hand basin. Laminate flooring.

Lounge/Diner 15' 3" x 15' 9" (4.64m x 4.80m)

Rear aspect via French doors opening onto the garden, laminate flooring, dining area, television aerial point, double radiator. Power points.

Conservatory 12' 10" x 9' 7" (3.91m x 2.93m)

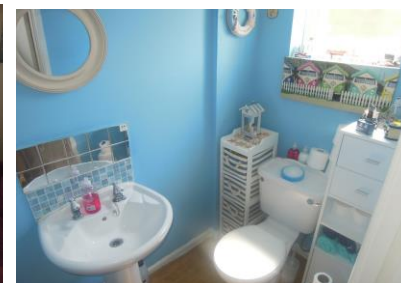
French doors opening onto the garden, Laminate flooring.

First Floor Landing

Doors opening onto:

Family Bathroom

Front aspect, white suite comprising of low level W.C, wash hand basin, panel enclosed bath with wall mounted pump feed power shower over. heated towel rail. Tiled walls.



Bedroom 1 15' 1" x 8' 9" (4.59m x 2.66m)
Rear aspect, radiator, fitted wardrobes, power points.

Bedroom 2 12' 4" x 6' 10" (3.76m x 2.08m)
Front aspect, radiator, power points.

Bedroom 3 14' 4" x 8' 6" (4.37m x 2.59m)
Rear aspect, wall mounted Combi Boiler. Radiator.

Rear Garden Laid to lawn, paved walk way. Mixture of mature tree's & Flowers.

Tenure: Freehold

NB: All leasehold information must be verified by your solicitor.

Appointment: Via B Simmons t: 01753 545555 e:langley@bsimmons.co.uk

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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