

2 Murrayfields, West Allotment



Offers over £220,000

***REDUCED BY 25,000 FOR A QUICK SALE *** GREAT OPPORTUNITY to purchase this SUPERBLY PRESENTED four bedroom FREEHOLD detached FAMILY HOME. The current owners have upgraded the property to a HIGH STANDARD THROUGHOUT and has great access to the LOCAL METRO station, A19 and the Coast Road - IDEAL FOR COMMUTERS!

The property benefits from an ADDITIONAL RECEPTION ROOM which could have a variety of uses. DRIVEWAY PARKING and a LOVELY ENCLOSED REAR GARDEN. Viewing IS A MUST to appreciate the standard of accommodation on offer.

To arrange a viewing please call Next2buy on 0191 2953322.

The Property Comprises



Entrance Hallway

Solid Oak front door leading into entrance hallway.

Cloakroom/WC

6'8" x 3'3" (2.03m x 0.99m) Fitted with a low level WC and wash basin, double glazed frosted window, tiled walls and heated towel rail.

Kitchen/Diner

17'2" x 7'10" (5.23m x 2.39m) A modern kitchen fitted with a range of wall and base units with complimenting work surfaces over, gas cooker point, double extractor hood, sink unit, double glazed window, plumbed for dish washer.



Utility Room

7'2" x 3'11" (2.18m x 1.19m) Sink unit, plumbed for washing machine, double glazed door leading to side of the property.



Lounge/Dining Room

24'1" x 156'0" (7.34m x 47.55m) Open plan lounge/dining room, gas central heating radiators, double glazed square bay window to the rear aspect and double glazed french doors leading to rear garden, solid wood flooring.



Further Reception Room/Family Room

16'4" x 7'11" (4.98m x 2.41m) Converted from the original garage to provide an additional reception room/family room/play room, gas central heating radiator, double glazed window.



Bedroom 1

12'10" x 12'2" (3.91m x 3.71m) Double glazed window to the front aspect, gas central heating radiator, access to the en suite.



En Suite Wet Room

6'11" x 4'10" (2.11m x 1.47m) Finished to a high standard with Travertine tiling, fully tiled, toilet, wash hand basin set in vanity unit, double glazed window.



Bedroom 2

11'5" x 12'2" (3.48m x 3.72m) Double glazed window to the front aspect, gas central heating radiator.



Bedroom 3

9'8" x 9'2" (2.95m x 2.79m) Double glazed window to the rear aspect, gas central heating radiator, built in cupboard.



Bedroom 4

8'9" x 7'5" (2.67m x 2.26m) Double glazed window to the rear aspect, gas central heating radiator.

Family Bathroom

6'2" x 5'5" (1.88m x 1.65m) Modern bathroom comprising toilet, wash hand basin, free standing bath, heated towel rail, double glazed window, tiled walls and flooring.



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