





SETHS

THINK PROPERTY...THINK SETHS

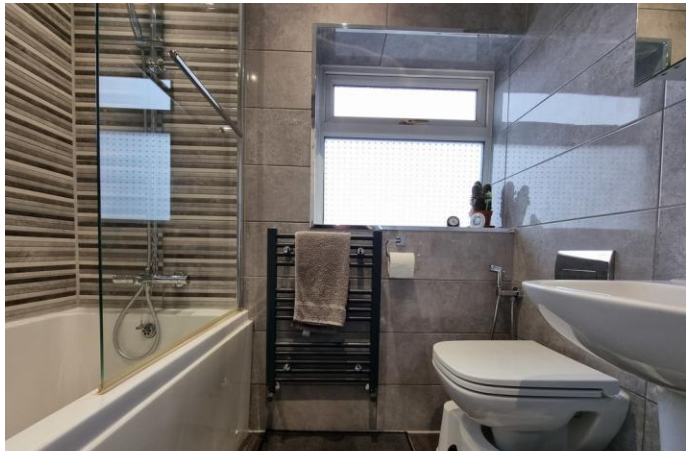
Saltcoates Avenue

Rushey Mead,

Offers Over £320,000

www.seths.co.uk













*** WELL PRESENTED EXTENDED SEMI DETACHED - CLOSE TO LOCAL SCHOOLS ***

Well presented EXTENDED SEMI DETACHED house situated closely to the Rushey Mead Schools.

The accommodation comprises, entrance porch, entrance hall, LOUNGE, EXTENDED SITTING ROOM / DINING ROOM, GROUND FLOOR SHOWER ROOM, three bedrooms and a UPSTAIRS BATHROOM. The property benefits from double glazing, DRIVEWAY with space for two cars, front and rear gardens and a SINGLE GARAGE.

Viewing by appointment only.

#

GROUND FLOOR

ENTRANCE PORCH Double glazed door to front with door to :

ENTRANCE HALL Staircase off and radiator.

LOUNGE 13' 7" x 12' 9" (4.15m x 3.90m) Double glazed window to front, carpeted and radiator.

EXTENDED SITTING ROOM / DINING ROOM 18' 7" x 9' 0" (5.68m x 2.76m) Double glazed to rear aspect, laminated flooring and radiator.

EXTENDED KITCHEN & DINER 18' 8" x 9' 8" (5.70m x 2.95m) Base level cupboards and drawers having round edged worktops over, stainless steel sink and drainer, wall mounted eye level cupboards, gas point for cooker, plumbing for washing machine, space for fridge freezer, space for dining table, space for dishwasher, door to lobby area.

LOBBY AREA Door to garden area and door to access to ground floor shower room

GROUND FLOOR SHOWER ROOM Fitted shower cubicle, close coupled w.c., wash hand basin and double glazed window.











FIRST FLOOR

LANDING Carpeted and double glazed window to side aspect.

BEDROOM 1 11' 7" x 10' 8" (3.54m x 3.26m) Double glazed window, carpeted and radiator.

BEDROOM 2 10' 11" x 9' 8" (3.34m x 2.97m) Double glazed window, carpeted and radiator

BEDROOM 3 8' 0" x 7' 4" (2.45m x 2.25m) Double glazed window, carpeted and radiator.

BATHROOM Fully tiled bathroom with panelled bath tub and shower over, close coupled w.c., wash hand bain, radiator and double glazed window.

OUTSIDE

FRONT Driveway to the front with space for 2 / 3 cars leading to :

SINGLE GARAGE Single garage with up and over door.

REAR Slabbed patio area, lawned area and secluded by fencing.

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

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 ©2022

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5.No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

OFFICE
20 Loughborough Road
Leicester
LE4 5LD

OPENING HOURS
Mon-Fri: 9am-5:30pm
Sat: 10am-1pm

T: 0116 266 9977
E: sales@seths.co.uk
W: www.seths.co.uk

The Property Ombudsman

Gold The Negotiator Awards 2015 East Midlands Agency of the Year