

FOR SALE



Mantle Road, Woodgate

2 Bedrooms, 1 Bathroom, HOUSE

Asking Price Of £195,000

MARTIN&CO



- Terraced House
- Two bedrooms
- Location - West End
- Lounge
- Fitted Kitchen
- Bath with shower over
- Garage

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PROPERTY DESCRIPTION This well proportioned two bedroom end terraced house is located in a convenient location off Tudor Road and Fosse Road North providing excellent access to the City/A50 and M1/M69. It also has good local shopping amenities.

The property is decorated in neutral colours with a modern fully fitted kitchen and bathroom. Upstairs there are two double bedrooms and a bathroom. There is a cupboard in the main bedroom. The bathroom has a three piece white suite and a separate shower cubicle.

There is a paved courtyard to the rear and a standard single garage at the side of the property.

The property is fully double glazed and has gas central heating.



LIVING ROOM 13' 9" x 13' 1" (4.19m x 3.99m) As you enter the property through the main door you come straight into the living room which has double doors ahead leading to the kitchen/dining area and stairs at the far right leading to the first floor. There is laminate flooring.

KITCHEN/DINER 19' 7" x 13' 1" (5.97m x 3.99m) Through the double doors from the living room you enter a fully fitted kitchen with built in appliances including an electric oven with hob and dining area which leads to the paved courtyard at the rear of the property. There is laminate flooring.

HALLWAY(LANDING) 6' 3" x 4' 10" (1.91m x 1.47m) Up the stairs is the hallway which has the bedrooms and bathroom leading off it. There is carpet flooring.

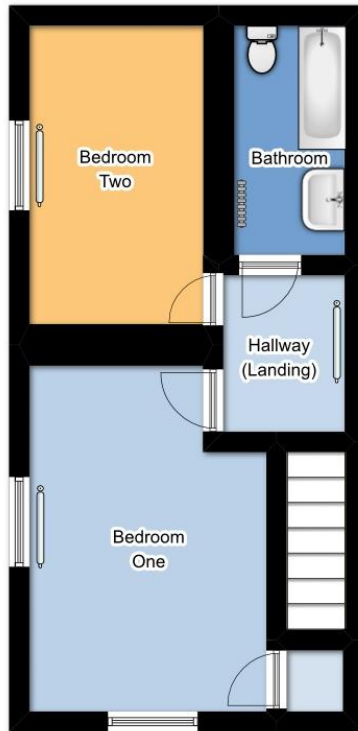


BEDROOM ONE 13' 10" x 10' 8" (4.22m x 3.25m) Leading off the hallway (landing) is the main bedroom which benefits from double aspect window and also a storage cupboard. There is carpet flooring.

BEDROOM TWO 12' 2" x 7' 0" (3.71m x 2.13m) Leading off the landing is the second bedroom which is also a good sized double. There is carpet flooring.

BATHROOM 9' 2" x 4' 5" (2.79m x 1.35m) Leading off the landing is the bathroom which has a WC, Basin, Bath with overhead shower, radiator and extractor fan. Heated Towel Radiator. There is vinyl flooring.





**** DO NOT USE** Martin & Co
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