



28 Shiphay Park Road - Close to schools

£450,000

3 2 2



Entrance Hall

Composite door with an unusual but attractive obscure double glazed window above, tiled floor, glazed door to:

Cloakroom

Low level flush WC, wash hand basin with cupboard below, extractor fan.

Living Room - 4.95m x 3.58m (16'2" x 11'8")

Double glazed box bay window overlooking the front garden, chrome effect gas fire on a raised hearth with mantel over, picture rail, coving, radiator.

Family Room - 6.2m x 4.2m (20'4" x 13'9")

Obscure double glazed window to the side, multi fuel burner on a raised hearth with matching backing and mantel over and shelving to the side, picture rail, radiator, cupboard with obscure double glazed window to the side and power, further cupboard, opening to:-

Conservatory - 2.92m x 2.5m (9'6" x 8'2")

Double glazed roof, wall lights, power and double glazed French doors leading to the garden.

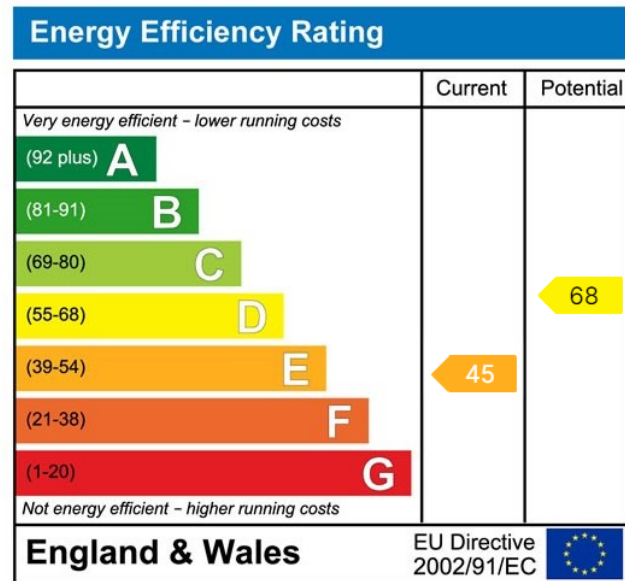
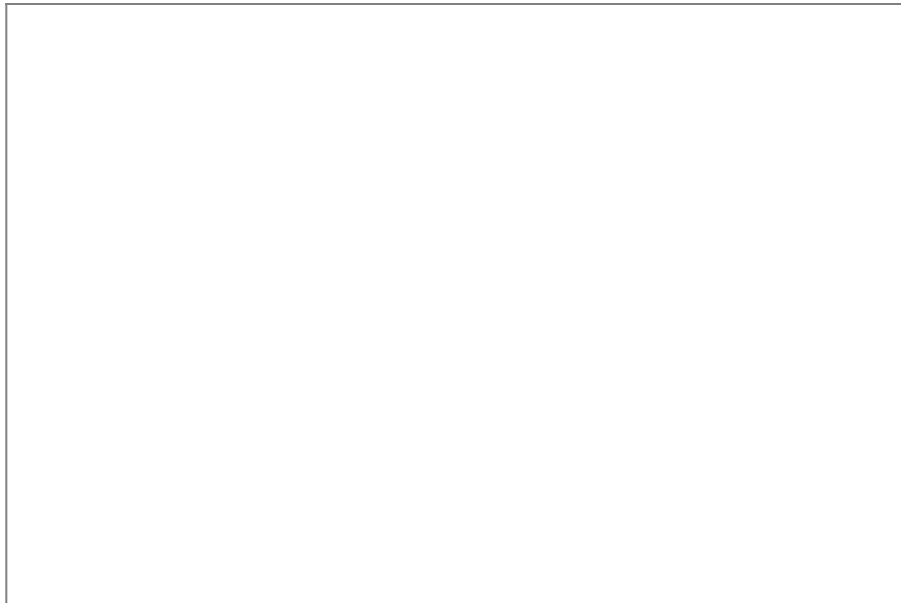
Kitchen - 3.95m x 4.2m (12'11" x 13'9")

Fitted with a range of matching wall, base and drawer units with work surfaces over incorporating a 1 1/2 bowl single drainer sink unit with waste disposal, built in oven with cupboard above and below, gas hob with cupboard under, built-in dishwasher, spaces for fridge/freezer and washing machine, laminate flooring, part tiled walls, two double glazed windows one to the side and one to the rear, radiator, stable door to:-





Total area: approx. 96.0 sq. metres (1032.9 sq. feet)



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