



34 Clifton Square, NN17 2DB



**STUART
CHARLES**
ESTATE AGENTS

Offers in excess of £172,500

Situated in a quiet cul de sac is this TWO DOUBLE bedroom family home which is ideal for first time buyers. Located in a quiet cul de sac and walking distance to several primary and secondary schools as well as multiple shopping areas and green spaces an early viewing is recommended to avoid missing out on this home. The accomodation comprises to the ground floor of an entrance hall, lounge, modern kitchen, conservatory and three piece shower room. Outside to the front is a laid lawn enclosed by privet hedging, to the rear an extended patio leads onto a laid lawn which is enclosed by privet hedge and timber fencing, gated access is provided to the side. Call now to view!!

- NO CHAIN
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- POTENTIAL TO CREATE OFF ROAD PARKING
- WALKING DISTANCE SHOPPING PARADES
- GOOD SIZED LOUNGE
- WALK IN THREE PIECE DOUBLE SHOWER ROOM
- LARGE REAR GARDEN
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- CLOSE T MAIN BUS LINKS AND GREEN SPACES

Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, door to:

Lounge

12'6 x 11'11 (3.81m x 3.63m)

Double glazed window to front elevation, radiator, Tv point, telephone point, under stairs storage, doors to:

Kitchen

10'1 x 8'1 (3.07m x 2.46m)

Fitted to comprise a range of base level units with a one and a half bowl sink and drainer, electric hob with extractor, electric oven, integrated dishwasher, low level fridge or freezer, glazed window to rear elevation, wall mounted boiler, double glazed door to rear elevation, doors to:







Conservatory

9'7 x 6'1 (2.92m x 1.85m)

Space for automatic washing machine, space for chest freezer, door to rear.

Bathroom

8'1 x 5'5 (2.46m x 1.65m)

Fitted to comprise a three piece suite consisting of a mains feed double shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

First Floor Landing

Loft access, stairs rising from ground floor, doors to:





Bedroom One

15'55 x 7'2 (4.57m x 2.18m)

Two double glazed windows to rear elevation, two radiators.

Bedroom Two

12'47 x 8'6 (3.66m x 2.59m)

Double glazed window to front elevation, radiator.

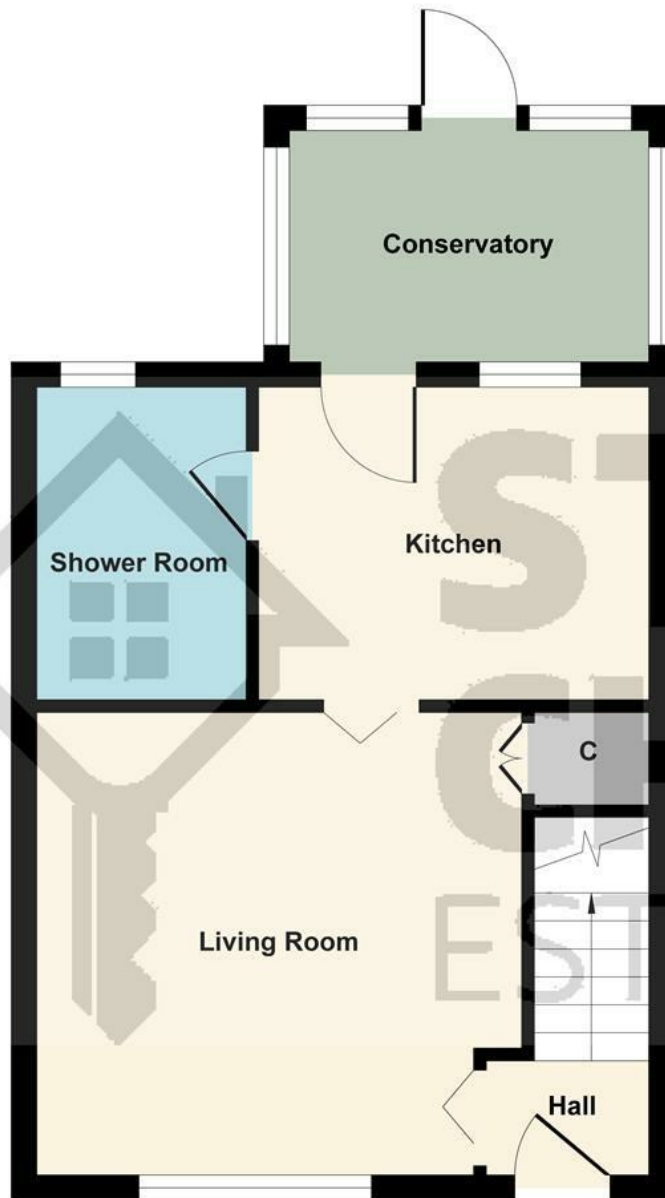
Outside

Front: A laid lawn is enclosed by privet hedge to all sides.

Rear: A large patio area leads onto a laid lawn and is enclosed by timber fencing and privet hedges to all sides, gated shared access to the side.







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

