



Lumley Road

Chuckery, WS1 2LJ

£185,000

ficorns&co
ESTATE AGENTS

01922 716 605

FOR SALE



S&CO

Lumley Road, Chuckery, WS1 2LJ

Acorns & Co Estate Agents are pleased offer For Sale this Three Bedroom Townhouse, situated in the sought after location of Chuckery, close to local amenities, with good transport links, and close to reputable schools. The property briefly comprises; dining room, under stairs storage, lounge, kitchen, bathroom, veranda, first floor landing, two bedrooms, second floor landing with a further bedroom. The property also benefits from gas central heating, UPVC double glazing, and front and rear gardens.

Approach:

The property is approached via a gate, with a low maintenance front garden, flanked by a low wall with cast iron railings above, with a UPVC front door into;

Dining Room: 3.35m (11' 0") x 3.92m (12' 10")

With a UPVC double glazed door to front elevation, a single panel radiator, laminate flooring, a ceiling light point, coving, and a further door to rear elevation leading to;

Lounge: 4.26m (14' 0") x 3.35m (11' 0")

With a useful under stairs storage cupboard, a UPVC double glazed window to rear elevation, a wall mounted gas fire, a single panel radiator, laminate flooring, coving, a ceiling light point, a door to front elevation leading to stairs to first floor accommodation, and a further door to rear elevation, leading to;

Kitchen: 2.12m (7' 0") Max x 3.85m (12' 8")

With a range comprising of: Wall mounted cupboards and base units, with a roll top work surface over, incorporating a double stainless steel sink unit, with mixer taps over, space and plumbing for a cooker, and for an automatic washing machine, a wall mounted "Vaillant" gas central heating combination boiler, a UPVC double glazed window to side elevation, a door to side elevation leading to veranda, a ceramic tiled floor, a ceiling light point, and a door to rear elevation leading to;

Bathroom:

With a modern white suite comprising of: a panelled bath, with an electric wall mounted shower over, with a shower curtain, a low level flush W.C, a pedestal wash hand basin, a ceramic tiled floor, a single panel radiator, three quarter height splash back tiling, a range off fitted cupboards, a ceiling light point, and two double glazed windows to rear and side elevations.

Veranda:

With a window to side elevation, and a door to rear elevation leading to rear garden.

First Floor Landing:

With a ceiling light point, a second set of stairs leading to second floor

accommodation, and doors off to;

Bedroom 1: 3.92m (12' 10") x 3.34m (10' 11")

With a UPVC double glazed window to front elevation, a single panel radiator, and a ceiling light point.

Bedroom 2: 3.34m (10' 11") x 3.33m (10' 11")

With a UPVC double glazed window to rear elevation, a single panel radiator, and a ceiling light point.

Bedroom 3: 5.67m (18' 7") Max x 3.11m (10' 2") Max

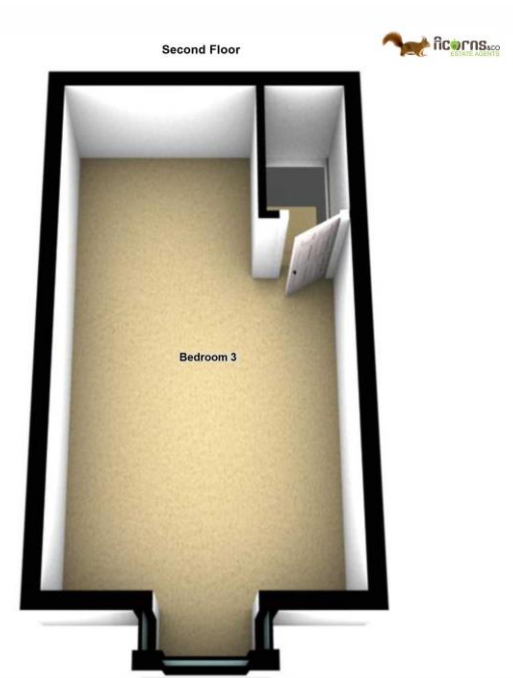
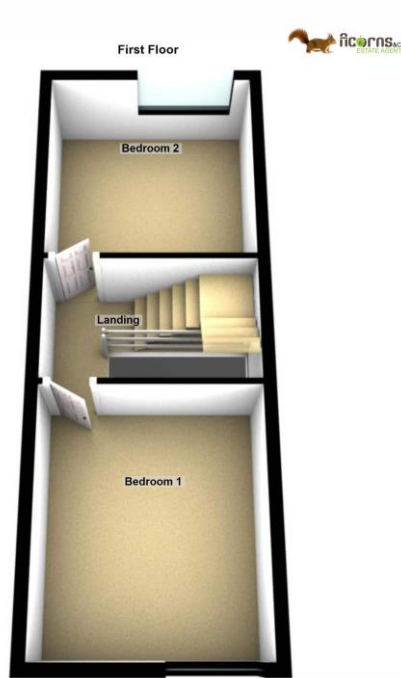
With a UPVC double glazed bay window to front elevation, a single panel radiator, built in storage and a ceiling light point.

Rear Garden:

With a patio area for al fresco entertainment leading to a garden mainly laid to lawn, enclosed within a fenced perimeter, with a shared access to front.

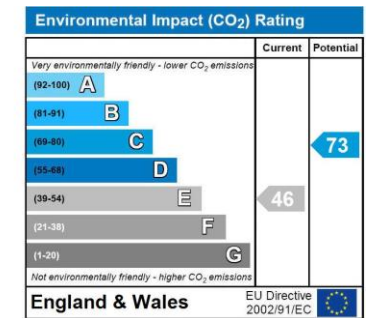
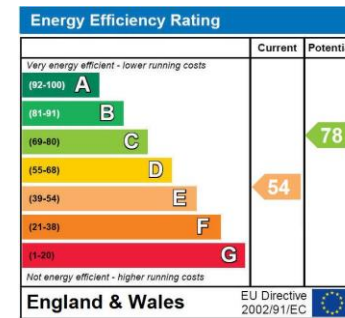
Tenure:

We are informed by the Vendors that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Acorns & Co Estate Agents - 01922 716 605 – 07585 969 669 – info@acornsc.co.uk







In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Tenure details are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Acorns & Co.