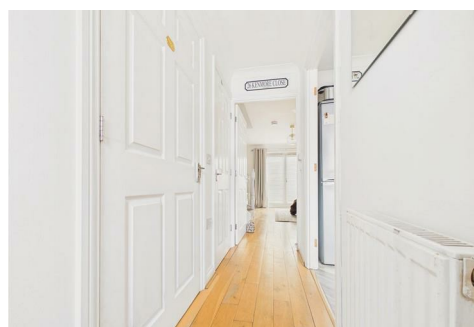




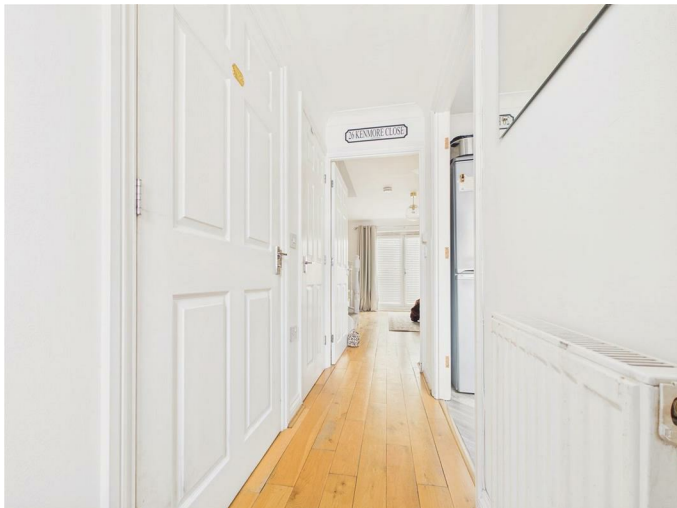
26 Kenmore Close, Wardley, NE10 8WJ

£135,000

Located in the sought-after area of Wardley, this charming mid-terraced house on Kenmore Close presents an excellent opportunity for first-time buyers or those seeking a cosy home. The property boasts a driveway at the front, ensuring off-street parking for your convenience. Upon entering, you are welcomed by a spacious hallway adorned with elegant wooden flooring, leading to a practical ground floor w/c. The kitchen is equipped with an integrated oven, making it a delightful space for culinary enthusiasts. The lounge, also featuring wooden flooring, is bright and airy, enhanced by French doors that open into a stunning conservatory, perfect for enjoying the garden views throughout the seasons. On the first floor, you will find a well-appointed main bedroom complete with built-in wardrobes and additional storage cupboards, alongside a further double bedroom, also fitted with built-in wardrobes. The family bathroom is conveniently located to serve both bedrooms. The rear garden is designed for low maintenance, featuring a raised lawn and a garden shed for all your storage needs. This outdoor space offers a tranquil retreat for relaxation or entertaining guests.

Viewings are highly recommended to fully appreciate the charm and potential of this ideal starter home. Don't miss the chance to make this delightful property your own.

ENTRANCE HALLWAY



CONSERVATORY

12'7" x 9'10" (3.84m x 3.00m)



FIRST FLOOR LANDING

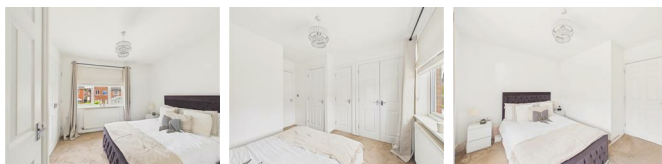


GROUND FLOOR W/C



BEDROOM ONE

11'10" x 10'5" (3.62m x 3.19m)



KITCHEN

9'4" x 6'5" (2.85m x 1.96m)



BEDROOM TWO

10'5" x 8'6" (3.19m x 2.60m)



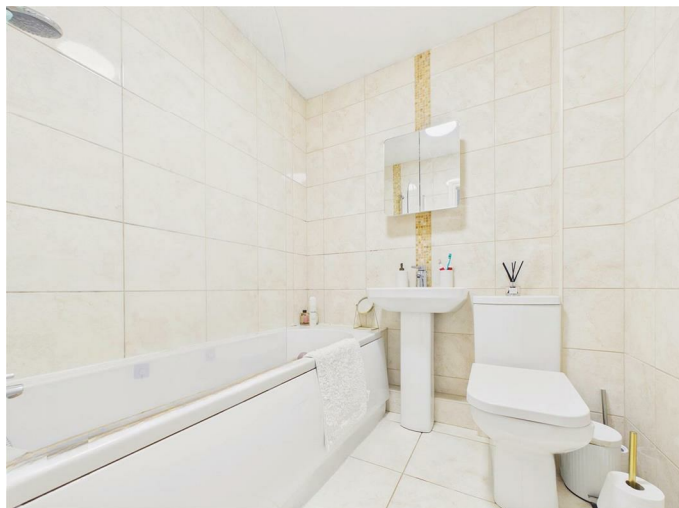
LOUNGE

15'7" x 12'7" (4.76m x 3.84m)



BATHROOM

6'3" x 6'0" (1.92m x 1.83m)



EXTERNAL



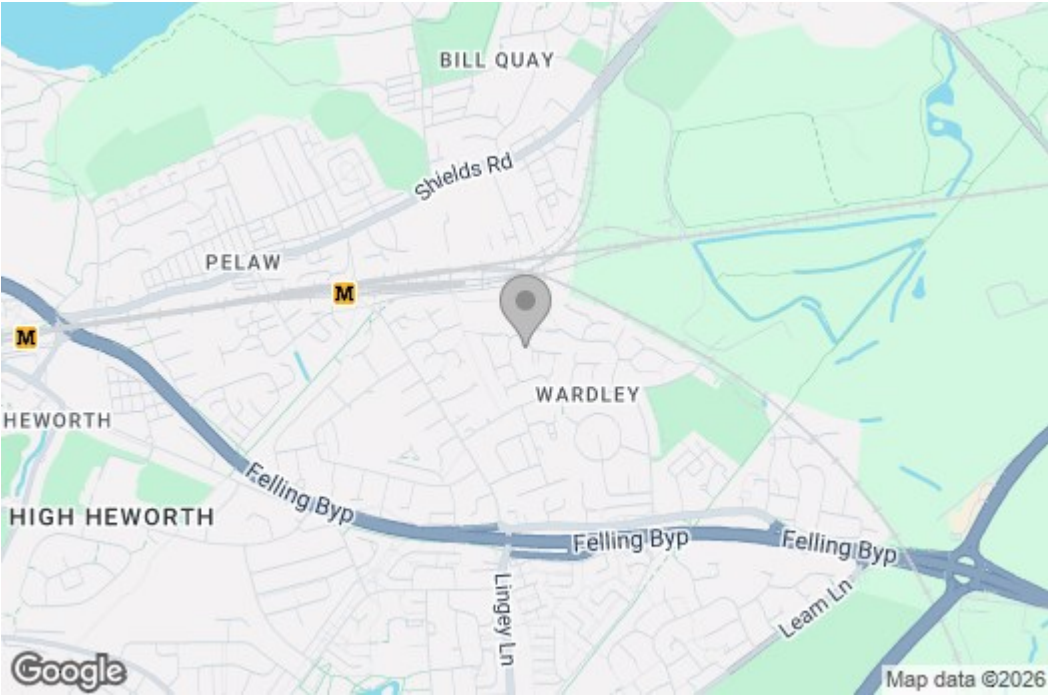
DRIVEWAY

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

