



32 Halford Lane, Keresley, Coventry, CV6 2HE

Asking Price £315,000



A Well maintained Three Bedroom Semi-Detached House

With Local schools nearby

Through Lounge/Dining room

Fitted Kitchen

Utility Room

Three Good Size Bedrooms to the First Floor

Fitted Bathroom with Separate WC

Large Rear Garden

Driveway Offering Ample Parking & Direct Access to the Garage

UPVC Double Glazing & Gas Central Heating

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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Accommodation Comprises:

Ground Floor

Entrance UPVC double glazed door into:

Porch

2.1m (6' 11") approx x 1.5m (4' 11") approx
UPVC double glazed door into Porch. UPVC double glazed window to the front and side. Tiled floor. Door into:

Hallway

2.0m (6' 7") approx x 3.4m (11' 2") approx.
Central heating radiator. Stairs off to the first floor. Understairs storage. Doors to Kitchen & through Lounge/Diner:

Lounge

4.1m (13' 5") approx x 3.5m (11' 6") approx
Open fireplace with fire. Central heating radiator. UPVC double glazed window to the front. Archway through to

Dining Room

3.5m (11' 6") approx x 3.4m (11' 2") approx
Central heating radiator. UPVC double glazed French doors leading to Rear Garden.

Kitchen

2.7m (8' 10") approx x 3.4m (11' 2") approx
White ample wall and base units with worktops over. White sink unit with drainer and mixer tap. Space for cooker with extractor over. Space for fridge/freezer. Tiled floor. Tiled splashbacks. UPVC double glazed window to the rear. Door into:

Utility

2.2m (7' 3") approx x 2.7m (8' 10") approx
White double base units with worktops over. Space for automatic washing machine and Dryer, Space for dishwasher and space for Fridge freezer. Boiler. Tiled flooring. UPVC double glazed window to the rear. UPVC double glazed door to the Rear. Door into Garage.



First Floor

Landing

UPVC double glazed window to the side. Airing cupboard housing water tank. Access to the loft. Rooms off to all floors.

Bedroom 1

2.8m (9' 2") approx to the wardrobe x 3.6m (11' 10") approx

UPVC double glazed window to the front. 3 built-in double wardrobes with cupboards above. Central heating radiator.

Bedroom 2

UPVC double glazed window to the rear. Three built-in double wardrobes and one single with cupboards above. Central heating radiator.

Bedroom 3

2.7m (8' 10") approx x 2.5m (8' 2") approx

UPVC double glazed window to the front. built-in desk area Built in double wardrobe. Central heating radiator.

Bathroom

1.8m (5' 11") approx x 1.6m (5' 3") approx

Fitted white suite comprising white panelled bath with shower over. Pedestal wash hand basin. Low level wc. Tiled walls. Chrome heated towel rail. UPVC double glazed window to the rear.

Seperate WC

0.8m (2' 7") approx x 1.6m (5' 3") approx

White low level WC. wall mounted wash hand basin. UPVC double glazed window to the side. Partly tiled walls.

Outside

Gardens

Front Garden: Direct drive with block paving. Low wall to the front and hedge.

Rear Garden: Being laid to lawn with paved pathway to the side. Patio area. small low wall. Plants, shrubs and borders to the side. Brick built compost bin.



Garage

2.3m (7' 7") approx x 6.2m (20' 4") approx
With power and lighting. Up and over door with
Direct access from driveway. Storage in eaves.

AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD

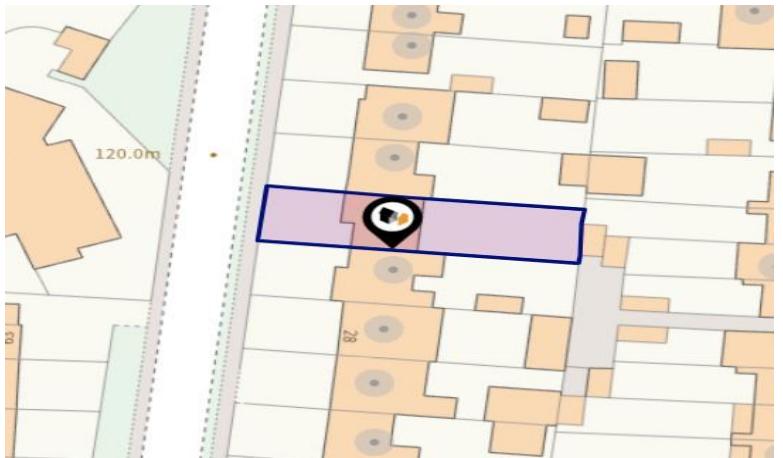
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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