

# LAUDER

## 9 Crofts Road TD2 6QJ OFFERS OVER £149,000

- \* Stone built, detached three storey villa in quiet location off main street.
- \* Attached single garage.
- \* Ground floor: Vestibule, Hall, Modern fully fitted kitchen with dual aspect, Dining room/Bedroom 3.
- \* First floor: L shaped sitting room with open fireplace and large shower room with double sized shower and three piece white suite
- \* Second floor: Two double bedroom both with fitted wardrobes.
- \* Gas fired central heating.
- \* Double glazing.
- \* Garden with patio area.

Viewing: Thursdays 6.30pm-8pm Sundays 2pm-4pm Or telephone 07949 886898



#### Entrance vestibule

Solid timber door with two windows. Coat hook rail and high level shelf. Ceramic tiled floor. Half glazed timber door leads to:

#### Entrance hall (13'7" x 5'11")

Central ceiling light. Central heating radiator. Recess plumbed for automatic washing machine with shelf over. Under stair cupboard. Ceramic tiled floor.

#### Fitted Kitchen (16'4" x 6'8")



Modern, fully fitted kitchen with ample base and wall units in birch effect finish with marble effect worktops. Recessed halogen spotlights. Stainless steel cooker with gas hob and twin electric oven. Recessed microwave oven. One and half bowl stainless steel sink and drainer. Tiled splash backs. Three double power points plus dedicated points. Shelf unit. Central heating radiator. Ceramic tiled floor.

#### Dining room/Double bedroom 3 (16'10" x 7'9")

Versatile room with window to front. Central ceiling light. Recessed area. Central heating radiator. Two double power points. Ceramic tiled floor.

A stairway leads to the first floor with window at half landing level.

#### Living room (21'7" x 16') at longest and widest



Large L shaped living room with twin windows giving good aspect to front. Further window to side with small feature window to rear. Open fireplace with slate tiled hearth. Two central heating radiators. Window cupboard. Recessed shelved area Telephone point. TV aerial point. Four double power points. Blinds. Laminate floor.

#### Shower room (9'2" x 6'11")

Large shower room with window to rear. Modern, three piece white suite with large shower tray and curved glazed screen. Tiled splash back. Mirror and glass shelf. Medicine cabinet. Central heating radiator. Cupboard housing hot water tank with shelved airing space over. Chrome fittings. Linoleum floor.

A carpeted stair leads to the second floor level.

#### Landing

Wall light. Sky light. Stripped wooden floor.

#### Bedroom 1 (11'10" x 10' plus space occupied by fitted wardrobes).

Double bedroom with dormer window with delightful open aspect to front. Two double door wardrobes with wooden doors, hanging rails and storage shelves. Ceiling light. Central heating radiator. Wall light over bed. Central heating radiator. TV aerial point. Two double power points. Curtain rail. Stripped wooden floor.

#### Bedroom 2 (12'2" x 9'2" plus space occupied by fitted wardrobes)

Further double bedroom with dormer window to front. Fitted wardrobes with double door and single door with hanging rail and shelved area respectively. Ceiling light. Two double power points. Central heating radiator. Curtain rail. Access hatch to attic. Stripped wooden floor.

#### Externally



The rear door leads to the garden area which is partly slabbed with wooden boundary fences. Attractive plants. Separate area to side presently used as kennels and exercise area.

Attached, large single garage with ample storage area and shelves to side. Light and power. Central heating boiler vented through roof. Skylight providing natural light.

#### Extras

Fitted carpets, cooker and microwave.

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#### Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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