Birkdale, Warmley, BS30 8GH

£360,000

Open House
estate agents

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Council Tax Band: C

Welcome to this delightful three bedroom property in Warmley. The accommodation consists, to the ground floor, a well equipped kitchen, a hall, cloakroom and the stunning lounge/diner.
Upstairs there are three bedrooms and a family bathroom.
The loft is fully boarded and adds a further dimension to the property.
To the front there is a private driveway with space for two vehicles and a garage.
This property is also equipped with an EV charger and has roof top solar panels which represent a great saving on bills and a B rating with the EPC.

Book your viewing early to avoid disappointment.

Hall
uPVc front door. Wood flooring.

Lounge/Diner
15'8" x 23'0" (4.79 x 7.02)
The heart of this home. A large open plan area with uPVC double glazed window offering a view out onto the rear garden. French doors to the garden. Radiators. Wood flooring.

Kitchen
7'6" x 9'6" max (2.31 x 2.91 max)
Wall and floor mounted storage units. Electric one. Gas hob. Stainless steel sink and drainer. uPVC double glazed windows. Cooker hood.

Cloakroom
4'10" x 3'2" (1.49 x 0.98)
Low level WC. Basin on pedestal. Ladder style radiator.

Bedroom 1
12'2" x 12'9" max (3.71 x 3.90 max)
To the rear of the property. uPVC double glazed windows. Radiator. Access to stairs to Loft Room

Bedroom 2
9'8" x 12'10" max (2.96 x 3.92 max)
To the front of the property. uPVC double glazed windows. Radiator. Cupboard containing gas boiler.

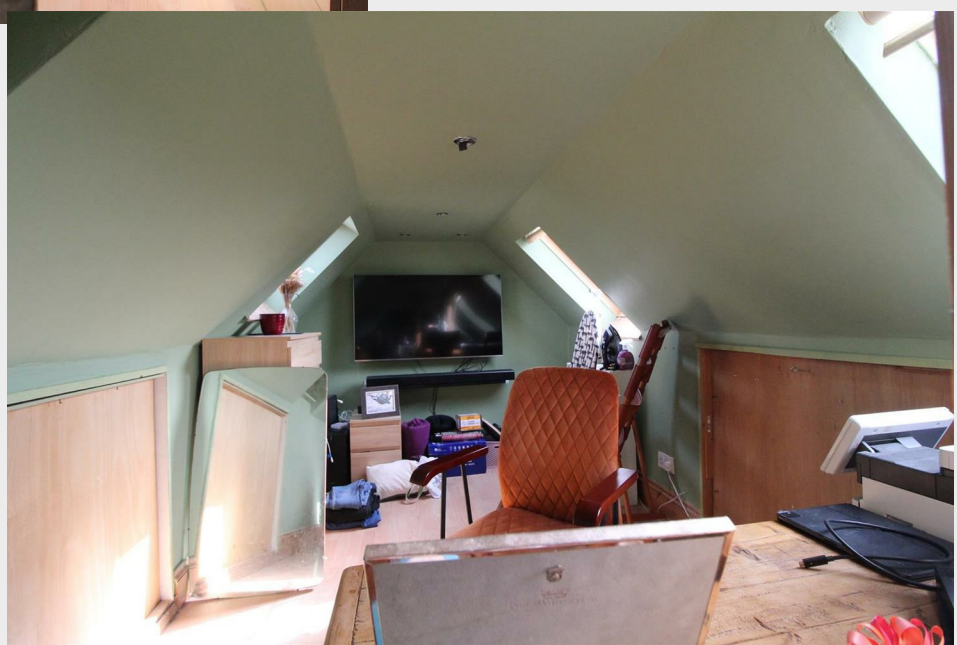
Bedroom 3
9'6" x 6'2" (2.91 x 1.88)
uPVC double glazed windows. Radiator.

Bathroom
6'8" x 6'1" (2.05 x 1.87)
Frosted uPVC double glazed windows. Bath with shower over. Low level WC. Basin on pedestal. Part tile walls. Extraction fan

Loft Room
Fully boarded loft with velux windows. Used currently as an office space and dressing area. Lots of eaves storage too. A real bonus with this property.

Garage
16'6" x 7'9" (5.03 x 2.38)
Up and over door to the front. Integral door to kitchen.

Rear Garden
Landscaped into tiers. Mature shrubs with a patio and lawn areas.



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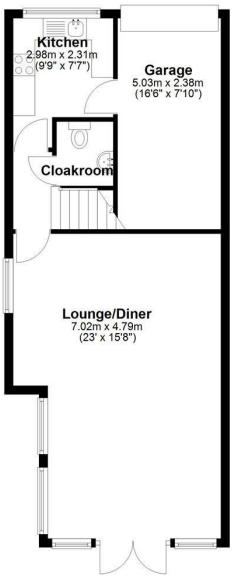
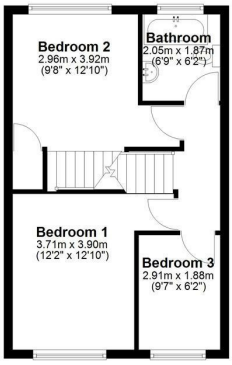
Ground Floor



First Floor



Second Floor