



A. ASTAIR SAVILLE  
ESTATE AGENTS



# Emerald Close, Old Roan , L30 8RJ

£275,000

3 2 1





THREE BEDROOM SEMI DETACHED HOUSE, FULLY RENOVATED THROUGHOUT, OPEN PLAN LIVING, UTILITY ROOM, D/S W/C, THREE GOOD SIZE BEDROOMS, STUNNING BATHROOM, GARDEN LARGER THAN NORMAL, SPACIOUS DRIVEWAY. Alastair Saville are pleased to offer for sale this fully modernised, three bedroom semi detached house situated in this popular residential area of Old Roan, within walking distance of local reputable schools, shops and transport links. Internally the property briefly comprises: entrance hall, lounge / dining room/kitchen, utility room and D/S W/C and to the first floor there are three bedrooms and a newly fitted family bathroom. To the outside of the property there is a large rear garden which is not directly overlooked and off road parking to the front with timber gated access to the rear. An early viewing is advised.

Hallway Composite Entrance door, LVT Flooring, Storage Cupboard, Cupboard housing metres, radiator.

Lounge/Diner Double Glazed window and French Patio Doors, LVT Flooring, Housed water Tap, Metre Cupboard, radiator, spotlights.

Kitchen Double glazed window, range of modern wall and base units with worktops with under unit lights, ceramic sink, space for cookers, space for fridge and freezer, integrated hob and extractor hood, integrated dishwasher.

D/S W/C Frosted window, low level W/C, sink into vanity unit, fully tiled walls and flooring.

Utility Room Side double glazed window, Wall mounted boiler, space and plumbing for washing machine and dryer, worktops, tiled flooring.

Rear Bedroom One Double glazed window, Radiator, Carpeted.

Rear Bedroom Two Double glazed window, Radiator, Carpeted.

Rear Bedroom Two Double glazed window, Radiator, Carpeted, storage cupboard.

Bathroom Double glazed window, Free Standing bath, spacious



- Three Bedroom Semi Detached
- Open Plan Living
- Stunning Kitchen
- Beautiful Bathroom
- Utility Room
- Downstairs W/C
- Spacious Rear Garden
- Off Road Parking
- No Chain
- EPC D, Council Tax Band B

