



## Gally Knight Way Langold, S81 9RG

We are delighted to be the selling agents of this beautiful presented three bedroom semi-detached family home situated in a Cul-de-sac location on a popular estate of Langold, close to local schools and amenities. In brief the property comprises to the ground floor a entrance hall, fitted kitchen diner, a well proportioned lounge, downstairs wc. To the first floor are three bedrooms, a family bathroom. To the outside is a well maintained open front plan garden, a driveway providing parking for two to three cars with a pebbled seating area across from the property and to the rear is a private enclosed garden, which benefits from not being over looked. This property also benefits from double glazing, gas central heating and security lighting to the front and rear of the property.

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**Ground Floor - Entrance Hall** - With a front facing composite door, laminate flooring and stairs leading to the first floor accommodation.

**Kitchen/Diner** - 4.910 x 2.023 (16'1" x 6'7") - A modern styled fitted kitchen with a range of high and low level units, stainless steel sink and drainer with mixer taps, roll top work surfaces, a newly fitted integrated fan oven with a four ringer gas hob, splash back tiles, plumbing for a washing machine, space for fridge freezer, space for a dining table, vinyl flooring and front and side facing double glazed UPVC window.

**Lounge** - 4.137m x 3.312m (13'6" x 10'10") - A well proportioned lounge with a rear facing double glazed window, rear facing double glazed French doors, laminate flooring, central heating radiator, TV points.

**Cloakroom** - With a low flush w/c, wash hand basin with a central heating radiator.

**First Floor - Landing** - Giving access to three good size bedrooms, a family bathroom and loft access.

**Bedroom One** - 2.519 x 4.118 (8'3" x 13'6") - With two front facing double glazed windows, power points and a central heating radiator.

**Bedroom Two** - 2.136 x 3.680 (7'0" x 12'0") - With a rear facing double glazed window, power points and a central heating radiator.

**Bedroom Three** - 1.884 x 2.723 (6'2" x 8'11") - With a rear facing double glazed window, power points and a central heating radiator.

**Bathroom** - A modern three piece suite comprising of a panelled bath with shower attachment, pedestal sink, low flush w/c, vinyl flooring, partly tiled to the walls, central heating radiator and a side facing obscure window.

**Outside** - To the side of the property is a driveway providing off road parking for two to three cars and a side gated access leading to the rear garden. To the front of the property is a laid to lawn area, a slated area with a further pebbled seating area to the front of the property. This property benefits from security lighting to the front and rear. To the rear is a very well maintained extensive south west facing garden, a patio area, a lawned area with a pebbled area and a storage shed.

### BASE INFORMATION:

Rooms	: 1
Bed	: 3
Bath	: 2