

**104 Priory Court,
Priory Park
1989 42'x20'
Permahome Guildway**



The Guildway is a particularly well constructed park home with dark stained timber windows and doors contrasting against maintenance free pebbledash walls. It is of timber frame construction with concrete tiled roof and double glazed timber framed windows and doors. Central heating is provided by lpg boiler.

FOR SALE
at an asking price of
£143,000

Viewing is strictly by appointment only.
To make an appointment, please telephone 01473 727393

Accommodation comprises:

Darked stained half glazed timber front door from under covered open porchway leading to the

Entrance Hall (5'3" x 9'6") *Hatchway gives access to spacious loft area, doors lead to the*

L-shaped Lounge and Dining Area (19'1" x 17'3") *which has picture windows looking onto the front garden and sliding patio doors leading to the garden on the southern elevation. This is a large and light filled room with a timber fireplace and inset electric coal effect fire to give a focal point.*

Kitchen (9'0" x 9'3") *with fitted white painted high and low level cupboards and drawers. The fitted lpg hob, oven and grill are included in the sale as are the dishwasher and fridge/freezer. A picture window faces south and looks into the garden. An archway leads to the*

Utility Room (6'3" x 4'11") *with fitted cupboards and washing machine and tumble dryer included in the sale, boiler and airing cupboard with hot water cylinder are all part of this functional room with glazed timber door opening into the south facing garden.*

The inner hallway has doors opening into a 3' deep storage cupboard and an airing cupboard as well as

Bathroom (6'10" x 6'0") *is fully tiled around the bath and half tiled around the vanity unit by ivory tiles with a border and inset tiles. It is fitted with an ivory suite comprising vanity basin, wc and bath with shower over.*

Master Bedroom (10'8" x 9'7") *features fitted wardrobes and drawers. A picture window looks to the south and rear of the garden. A sliding door leads to the*

En-suite Shower Bathroom (3'11" x 7'5") *featuring fully tiled shower cubicle, ivory wc suite and pedestal basin with tiling above.*

Bedroom Two (11'1" x 9'7") *also has fitted wardrobes and small cupboard. A picture window looks to the north.*

A gravelled drive provides easy carparking for two cars to the north of the home where there is also a working area. The shed, greenhouse and smaller storage areas are included in the sale and will be empty on completion. The garden is designed with low maintenance in mind. There are mainly paved areas to the southern side which are complemented by well stocked borders throughout.