



# 58 Weston Grove Road, Woolston, Southampton, SO19 9EP

Asking Price £395,000

Stanford Estate Agents are delighted to present this impressive four bedroom semi detached house situated on a corner plot in Woolston. The property boasts a stunning 25ft x 15ft kitchen/breakfast/family room, en suite to the master bedroom & a garage. An internal viewing is highly recommended.

## ENTRANCE HALL:

Smooth plaster ceiling, stairs to first floor landing, space & plumbing for a washing machine under the stairs.

## CLOAKROOM:

Smooth plaster ceiling, low level WC, pedestal wash hand basin, heated towel rail, tiling to principle areas.

## LOUNGE: (14'0" x 12'11")

Textured ceiling, double glazed bay window to front aspect, radiator, television point.

## KITCHEN/BREAKFAST ROOM: (25'7" x 15'7")

Smooth plaster ceiling, inset down lighting, double glazed bay window to side aspect, double glazed door to side aspect, double glazed French style doors to rear aspect leading out to the rear garden, a range of wall mounted & base level units, work surfaces, space for a range style cooker with extractor hood above, sink & drainer with mixer tap above, tiling to principle areas, built in dishwasher, built in fridge/freezer.

## FIRST FLOOR LANDING:

Smooth plaster ceiling, stairs to second floor.

## BEDROOM 2: (14'0" x 12'9")

Smooth plaster ceiling, double glazed bay window to front aspect, radiator.

## BEDROOM 3: (13'10" x 8'6")

Textured ceiling, double glazed window to rear aspect, double glazed window to side aspect, radiator.

## BEDROOM 4: (10'0" x 6'2")

Textured ceiling, double glazed window to side aspect, radiator.

## FAMILY BATHROOM: (9'9" x 4'10")

Smooth plaster ceiling, obscure double glazed window to side aspect, part tiled walls, heated towel rail, panel enclosed bath with shower above, low level WC, wash hand basin with storage drawers below.

## SECOND FLOOR:

Smooth plaster ceiling.

## BEDROOM 1: (11'7" x 10'9")

Smooth plaster ceiling, inset down lighting, remote controlled Velux window, double glazed window to front

aspect, radiator.

## EN SUITE: (10'10" x 5'0")

Smooth plaster ceiling, obscure double glazed window to side aspect, Velux window to rear aspect, fully tiled shower, tiled floor, low level WC, wash hand basin with storage cupboard below, eaves storage space.

## FRONT GARDEN:

Enclosed & gated entrance which is mainly laid to lawn with a path leading to the front door. There is also an area for growing plants & vegetables etc.

## REAR GARDEN:

Enclosed & mainly laid to lawn with a raised patio area. There is also rear access via a gate.

## GARAGE:

The detached garage is located to the rear of the property & has an up & over door with power & light. There is also a driveway providing off road parking for one car.

## OTHER INFORMATION:

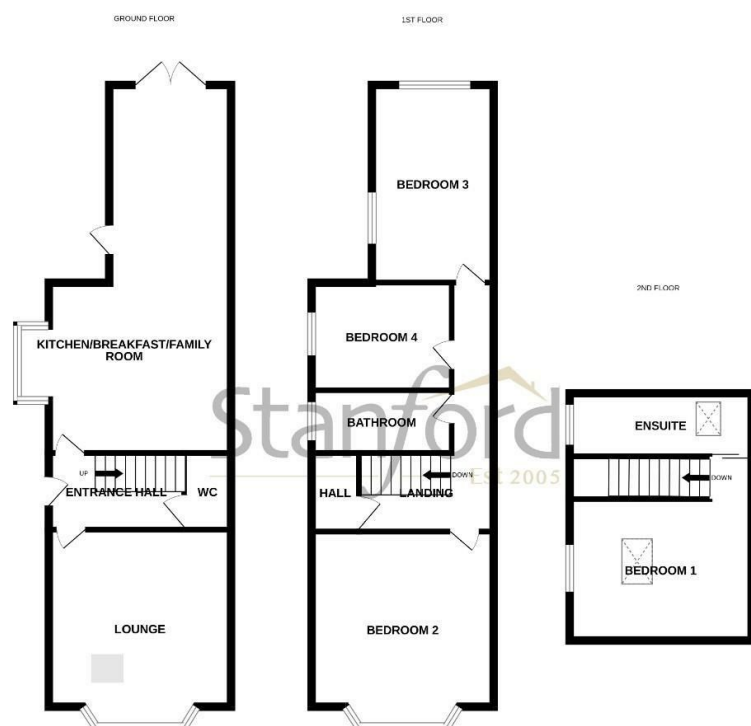
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

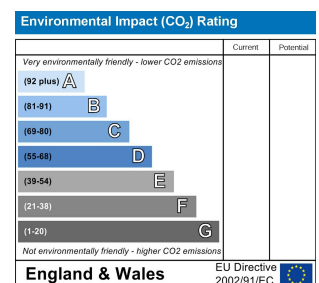
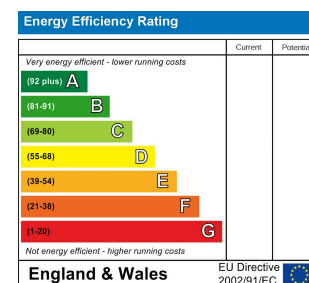
SELLERS POSITION: Looking To Purchase A Property Locally

INFANT/JUNIOR SCHOOL: Woolston Infant School/Ludlow Infant Academy/Ludlow Junior School

SECONDARY SCHOOL: Weston Secondary School



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, options and appliances shown here are not listed and no guarantee as to their operability or efficiency can be given. Marked with Metreps 02024



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