



Shirley Road - £290,000

Stanford
Est 2005



114 Shirley Road, Southampton, SO15 3FD

Asking Price £290,000

Stanford Estate Agents are delighted to present this spacious three bedroom, semi-detached, family home offered with no forward chain. This fantastic property is in great condition throughout and boasts three bedrooms, two bathrooms, two reception rooms and off road parking. An internal viewing is highly recommended.

Entrance Hall:
Smooth plaster ceiling, radiator, carpeted flooring.

Sitting Room: (11'1" x 10'5")
Smooth plaster ceiling, double glazed window to front aspect, radiator, carpeted flooring.

Dining Room: (12'10" x 9'2")
Smooth plaster ceiling, double glazed window to rear aspect, radiator, carpeted flooring.

Kitchen: (17'4" x 8'5")
Smooth plaster ceiling, two double glazed windows to side aspect, range of fitted modern wall and base units with contrasting worksurfaces, electric oven and gas hob with extractor hood over, wood flooring.

Utility Room: (8'3" x 6'10")
Smooth plaster ceiling, door to side aspect leading to rear garden, base level units, space and plumbing for a washing machine, wall mounted gas heating boiler.

Shower Room: (6'10" x 3'11")
Smooth plaster ceiling, obscure double glazed window to rear aspect, walk-in shower, low level WC, hand wash basin.

First Floor Landing:
Smooth plaster ceiling, carpeted flooring and access to bedrooms and family bathroom

Master Bedroom: (14'7" x 10'5")
Smooth plaster ceiling, double glazed window to front aspect, radiator, carpeted flooring.

Bedroom Two: (11'10" x 9'2")
Smooth plaster ceiling, double glazed window to rear aspect, radiator, carpeted flooring.

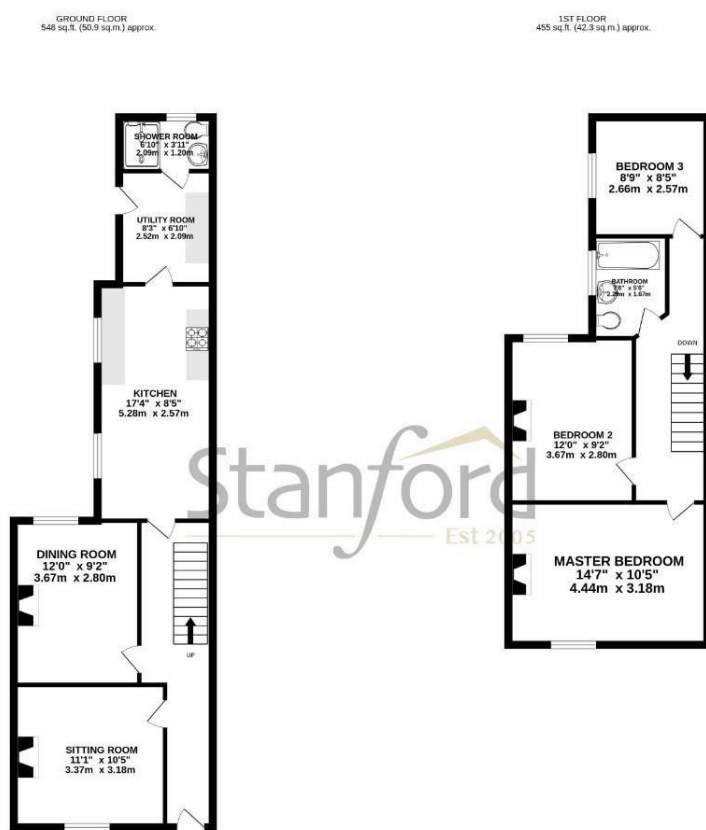
Bedroom Three: (8'9" x 8'4")
Smooth plaster ceiling, double glazed window to side aspect, radiator, carpeted flooring.

Family Bathroom: (7'6" x 5'6")
Smooth plaster ceiling, obscure double glazed window to side aspect, suite comprising panel enclosed bath with shower over, low level WC, hand wash basin.

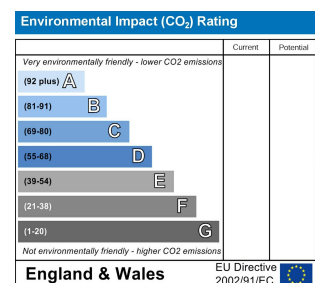
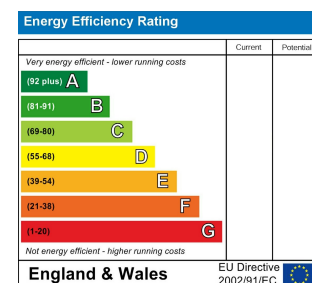
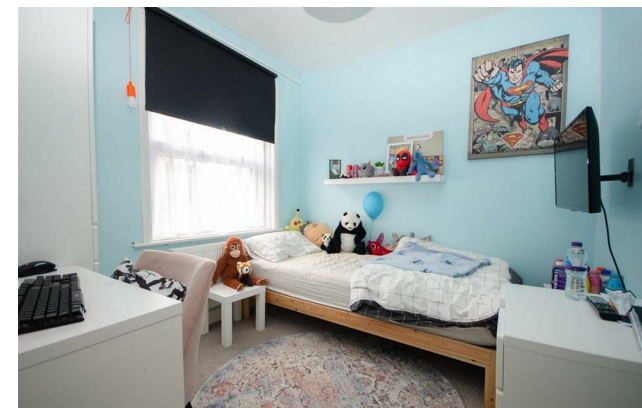
Front Garden:
Paved front garden providing off road parking for one car, access to front door and pedestrian side access.

Rear Garden:
Laid mainly to lawn and with paved patio, pedestrian side access.

Other Information:
Local Council: Southampton City Council
Council Tax Band: C
Sellers Position: No Forward Chain
Viewing: By Appointment Only



TOTAL FLOOR AREA: 1003 sq ft. (93.2 sq m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of details, elevations, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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