



42 Ashcroft Crescent, CF5 3RN

Virtual Tour: <https://bit.ly/>

£268950.00

Entrance

The property is accessed through a UPVC front door with a frosted glass panel and includes a frosted glass window to the front, a tiled floor, a ceiling light point, and access to;

W.C.

The downstairs W.C. comprises a low-level W.C. with a push-button flush, a wall-mounted radiator, a ceiling light point, countertops, a wall-mounted storage cabinet, space and plumbing for appliances. The room features tiled flooring, partially tiled walls with splashback, and a frosted window to front.

Lounge

The lounge is generously sized, featuring a large front-facing window that allows for ample natural light. It includes a wall-mounted radiator, a ceiling light point, and multiple power sockets.

Kitchen

The well appointed kitchen comprises floor and wall-mounted cabinets and drawers, work surfaces, a gas hob, extractor fan, electric oven, inset sink and draining board with a mixer tap, tiled splashback tiled flooring, window to back, wall mounted radiator, multiple power points, ceiling light point, and access to garden. Ample space for breakfast table and chairs.

Dining Room

This light, bright dining area has a wall mounted radiator, ceiling light point, multiple power points and French doors giving access to;

Sun Lounge

The sun lounge is bright and spacious, with a vaulted ceiling and wood-effect flooring, mainly double glazed construction, built on low level walls, with privacy panels to the one side, double glazed windows to the others, door to garden.

Landing

The landing provides access to the three bedrooms, the bathroom, and the attic, and includes a ceiling light point.

Main Bedroom

The main bedroom is a good sized double with a large window to rear, wall mounted radiator, ceiling light point, multiple power points and access to;

Ensuite

The bathroom features a white three-piece suite, including a walk in shower with wall mounted shower and glass shower screen/doors, wash hand basin with mixer taps, and a low-level WC with a push-button flush. The room also features tiled walls, a frosted rear window, heater towel rail and a ceiling light point.

Bedroom 2

Double bedroom with built in storage cupboard/wardrobe, window to front, wall mounted radiator, ceiling light point and multiple power points.

Bedroom 3

Good sized single with built in storage cupboard/wardrobe, window to front, wall mounted radiator, ceiling light point and multiple power points.





This three-bedroom mid-terraced family home offers a bright and spacious living environment with ample space for both living and entertaining.

This three-bedroom mid-terraced family home offers a bright and spacious living environment with ample space for both living and entertaining. The property benefits from off-road parking and a generously sized garden. The ground floor comprises a W.C., lounge, kitchen, dining room, and sunroom. Upstairs, there are two double bedrooms (one with an ensuite), a single bedroom, and a family bathroom. Additionally, the property includes a small outbuilding currently used for storage, which could be repurposed to suit your own needs.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

General Information

Fixtures & Fittings: All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

Tenure: Freehold

Viewing: By appointment only through Fortis

Agent's Notes: While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point.

None of the statements contained in the particulars of this property is to be relied on as statement of fact.

Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



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