




McEwan Fraser Legal
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166 Hardridge Road
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166 HARDRIDGE ROAD

We are delighted to bring to the market this lovely three bedroom semi detached home, set in the popular family-friendly development of Maxwell Gate. The development is already well known for its neighbourly spirit and some of the traditional values that make a street a real community are alive here; everybody actually knows each other and the streets are safe for the children to play out in peace.

This lovely home makes a perfect place to raise a family and is presented in good condition.

The accommodation boasts a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The kitchen/diner is perfect for the home, finished in a lovely range of light oak wood fitted units, with an electric oven, gas hob, and integrated fridge freezer. It all helps to make it a great space for the chef to serve up the family favourites. The dining area benefits from lots of natural light that floods in from the

patio doors and which lead out beautifully to the rear garden and decked area. The downstairs WC is a handy feature for any busy family home.

The tiled bathroom is both bright and fresh, finished in a white suite. There are three good sized bedrooms in this lovely home, all have ample space for free-standing furniture.

The home is kept warm and comfortable via the double glazing and gas central heating. The garden space is also a real feature, low maintenance, secure, and child-friendly. On sunnier days the large tiered deck area offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day.

This home would make an ideal buy for any young couple or family, alternatively it would make a solid investment property for any smart Buy-To-Let investor. Early viewing is strongly advised for anyone looking for a great family property.



PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

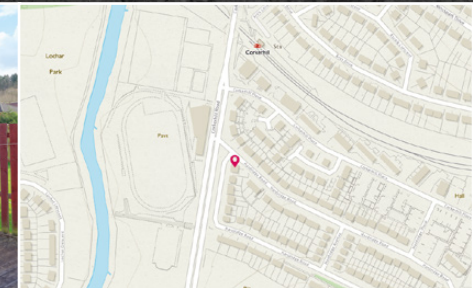
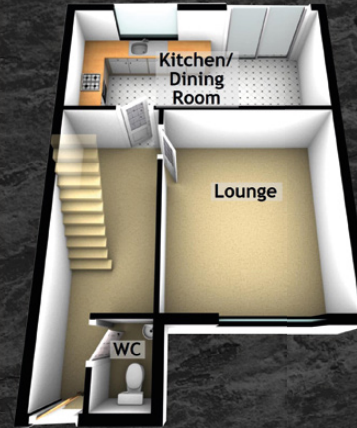
Lounge	4.20m (13'9") x 3.70m (12'2")
Kitchen/ Dining Room	5.70m (18'8") x 2.60m (8'6")
Bedroom 1	3.58m (11'9") x 3.20m (10'6")
Bedroom 2	3.60m (11'10") x 2.10m (6'11")
Bedroom 3	2.64m (8'8") x 2.00m (6'7")
Bathroom	2.10m (6'11") x 2.00m (6'7")
WC	1.50m (4'11") x 1.02m (3'4")

Gross internal floor area (m²)

85m²

EPC Rating

C



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