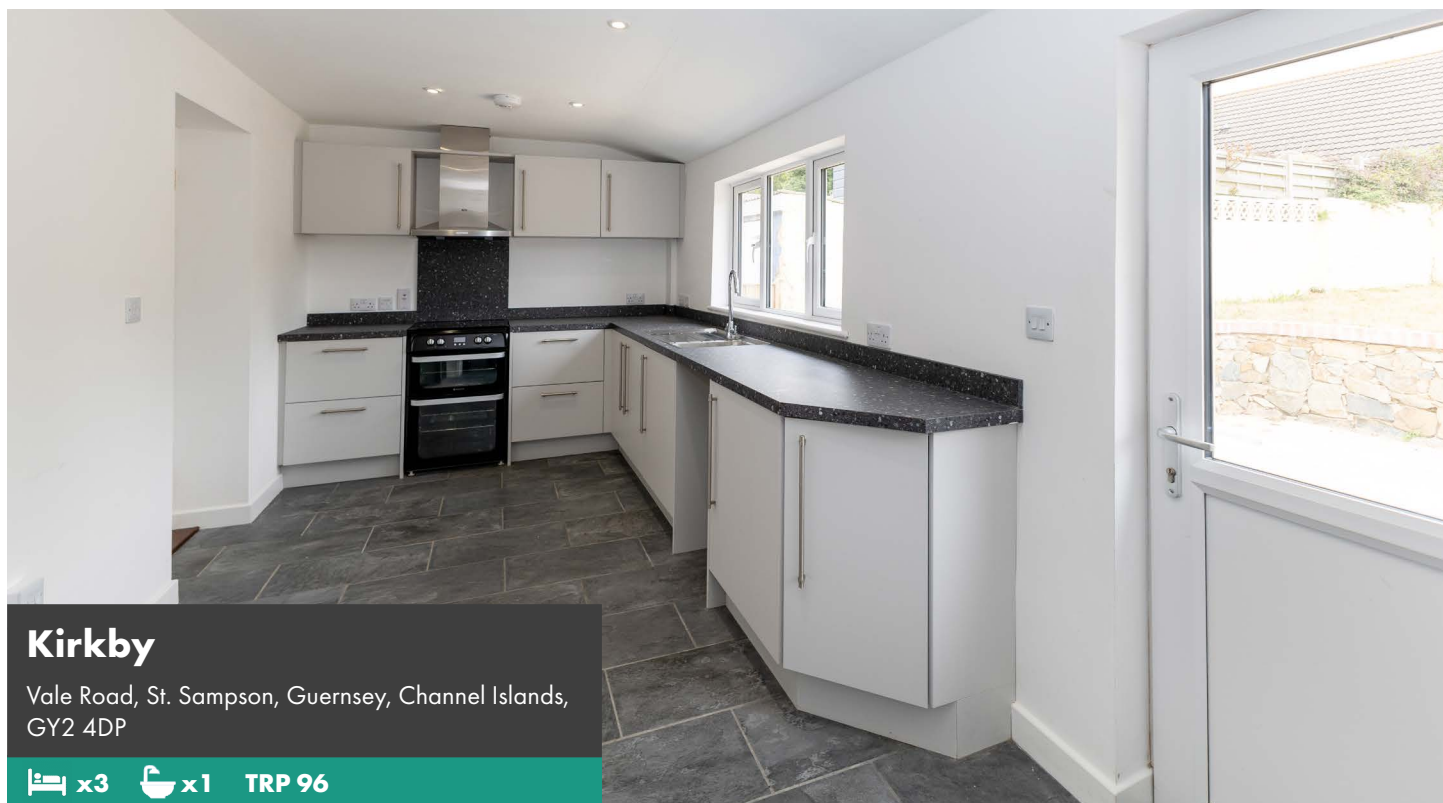


**SOLE
AGENT**



Kirkby

Vale Road, St. Sampson, Guernsey, Channel Islands,
GY2 4DP

 x3  x1 **TRP 96**

- Recently renovated throughout
- Good sized garden
- Three bedrooms
- Parking for three/four
- Spacious kitchen and separate lounge
- Excellent St Sampson location

£595,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Kirkby

Kirkby is a superb mid-terrace property that has been extensively renovated and redecorated throughout. The property features a brand-new kitchen, bathroom, and utility room, along with a bright living room. A versatile ground-floor room can be used as a third bedroom or separate dining room. Upstairs are two good-sized bedrooms. To the rear is a generous lawned garden and off-road parking for up to four vehicles. This property is offered to the market with no forward chain.

ACCOMMODATION COMPRISING

Kitchen

15'7" x 8'4" (4.75m x 2.54m)

Fitted with a range of grey wall and base units incorporating stainless steel sink and drainer. Grey tiled flooring. Large window with aspect over the rear of the property. Sliding door to...

Utility Room

8'7" x 4' (2.62m x 1.22m)

Fitted with a grey base unit incorporating a stainless steel Franke sink and drainer. Window with aspect over the rear of the property.

Shower Room

8'10" x 5'5" (2.7m x 1.65m)

Fitted with a three piece suite of shower, wash hand basin with storage below and W.C. Tiled flooring. Tiled walls. Frosted window to rear.

Living Room

10'7" x 9'9" (3.23m x 2.97m)

Window with aspect over the front of the property.

Hallway

8'2" x 5'1" (2.5m x 1.55m)

Door to front. Understairs storage cupboard.

Bedroom 3

10'2" x 10'9" (3.1m x 3.28m)

Window with aspect to the front.

FIRST FLOOR

Landing

Access to the loft.

Bedroom 1

11'1" x 9'9" (3.38m x 2.97m)

Window with aspect to the front.

Bedroom 2

11'1" x 9'11" (3.38m x 3.02m)

Window with aspect to the front.

OUTSIDE

Rear

The property is approached from the rear where there is a tarmac parking area with parking for 3-4 cars. A gate gives access into a lawned area, patio area and a gravelled path.

Appliances

Hotpoint oven, AEG extractor fan, Hotpoint American style fridge/freezer, Hotpoint washing machine.

TRP: 96

Viewing: BY APPOINTMENT

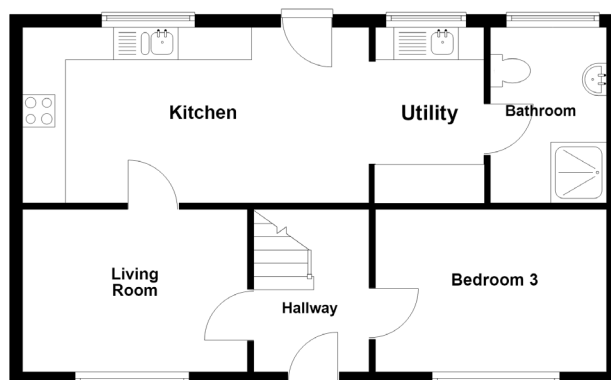
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Full electric heating.

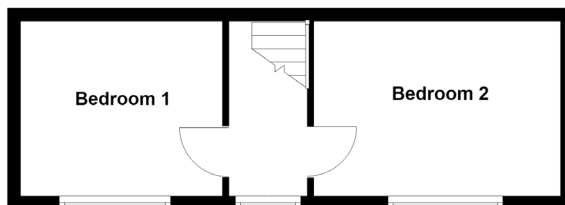
Construction: Granite. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, light fittings and appliances as listed.

Ground Floor



First Floor



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.