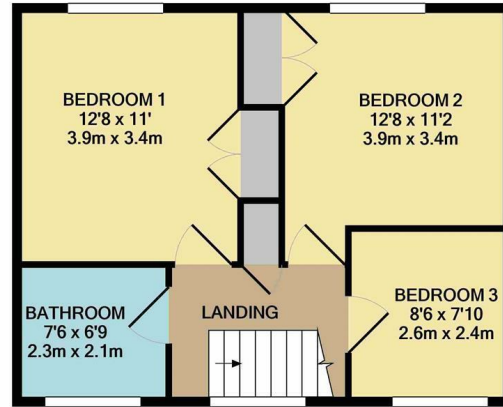


GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 956 SQ.FT. (88.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020



IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.



**9 Midfield Parade, Mayplace Road East
Bexleyheath
DA7 6NB**

**01322 557457
barnehurst@anthonymartin.co.uk
anthonymartin.co.uk**

**Guide Price
£325,000**

Birling Road

Erith

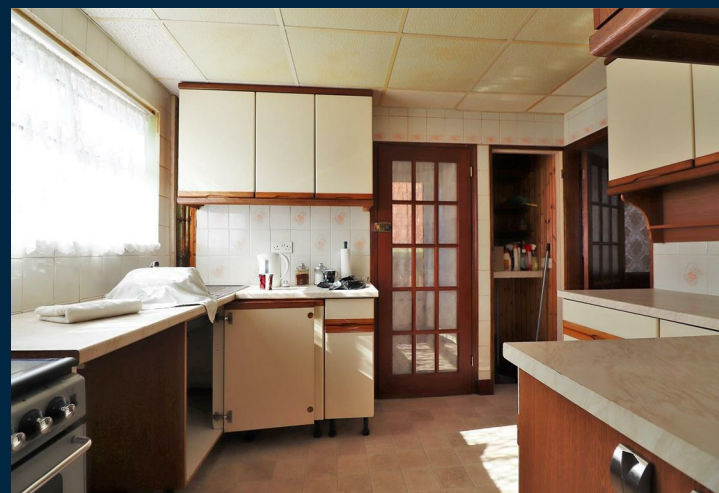
Are you keen in a house that needs updating? look no further, this three bedroom chain free semi detached house offered to the market for the first time in over 40 years in a quiet road in Erith is one not to miss out on. Local shops and transport links are located well for his home., making this an ideal home for those who wish to be surrounded by your everyday essentials.

The ground floor offers a spacious accommodation throughout with a large lounge and separate dining area. For those who love to cook of an evening a large kitchen give those keen chefs out there that perfect space to cook up a hearty meal of an evening. With some alterations and a bit of flare this ground floor space can be modernised to create a modern open plan space.

Three bedrooms and a family bathroom are off the landing.

The garden is in need of some general TLC but for those keen gardeners out there who love a challenge this is one for you.

Parking is on street. but there is potential for off street parking subject to getting necessary permissions.



- Semi Detached Home In Need Of Refurbishment
- Three Bedrooms
- Two Separate Reception Rooms
- First Floor Bathroom In Need Of Modernisation
- 956 Sq.Ft
- Private Rear Garden
- EPC: F 29
- Potential For Off Street Parking
- Chain Free
- Close To Local Amenities

