





PROPERTY DESCRIPTION

Situated at the head of a popular cul-de-sac, towards the outskirts of town, this charming property is an end house in a short row of four and provides nicely proportioned living space, ideal for buyers looking to gain a foothold on the property ladder or those looking to downsize. Having the advantage of a rendered exterior and delightful gardens to the front, side and rear, this tidily presented abode is highly recommended for an early viewing so not to be missed.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway and a good sized lounge, with a stained wood fireplace and living flame gas fire. There is a nice sized fitted breakfast kitchen, a ground floor w.c. fitted with a two piece white suite and a rear entrance hallway. On the first floor are two spacious double bedrooms, both of which have built-in storage cupboards, and a bathroom, which has been stylishly refurbished and fully lined with attractive pvc panelling and is fitted with a modern three piece white suite, with a shower over the bath.

The front and rear gardens are mainly lawned and the side garden is covered with bark, planted with shrubs and has lovely timber summer house with glazed double doors.

FEATURES

- Appealing End House in Short Row of 4
- Popular Cul-de-Sac Location
- Nicely Proportioned & Tidily Presented
- Ent Hall & Lounge with F'place & Gas Fire
- Ftd B'fast Kitchen, GF WC & Rear Hall
- 2 Double Bedrms with Built-in Cupboards
- Stylishly Re-Fitted Bathrm – Shwr over Bath
- Delightful Gardens Front, Side & Rear
- PVC DG, GCH & Rendered Exterior
- Early Viewing Strongly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Attractive composite entrance door. Radiator and stairs leading to the first floor.

Lounge

14' 11" into recess x 11' 6" (4.55m into recess x 3.51m)
This nicely proportioned room features a stained wood fireplace, with a marble effect inset and hearth, fitted with a living flame gas fire and has a radiator and pvc double glazed window.

Breakfast Kitchen

13' 10" into recess x 7' 9" (4.22m into recess x 2.36m)
The good sized breakfast kitchen is fitted with painted wood fronted units and drawers, laminate worktops and a single drainer sink. It also has a gas cooker, a washing machine, and fridge/freezer, a pvc double glazed window, radiator and a built-in cupboard, which houses the gas condensing combination central heating boiler.

Ground Floor W.C.

Fitted with a two piece white suite, comprising a corner wash hand basin and a w.c.

Rear Hallway

Under-stairs storage area, and pvc double glazed, frosted glass external door.

First Floor

Landing

PVC double glazed window and access to the loft space.

Bedroom One

14' 10" x 8' 11" plus recess (4.52m x 2.72m plus recess)
The large double room has a pvc double glazed window, with an open aspect, a radiator and a built-in over-stairs cupboard.

Bedroom Two

11' 4" x 8' 4" plus large recess (3.45m x 2.54m plus large recess)
This second double room has a pvc double glazed window, a radiator and built-in storage cupboard/wardrobe, which has fitted shelves and a hanging rail.

Bathroom

Stylishly refurbished and lined with 'wet wall' style panelling, the bathroom is fitted with a three piece white suite, comprising a shower bath, with a 'waterfall' style mixer tap and a fixed 'waterfall' style shower over, as well as an additional, flexible shower head. There is also a w.c. and wash hand basin, both built into cabinets, with a cupboard below the basin. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, downlights recessed into the pvc lined ceiling and tile effect laminate flooring.

Outside

Front

front door and this extends directly in front of the house and down the side to the rear. There is a lawn, with a bark covered border, and an external light.

Side & Rear

To the side of the house is a raised, mainly bark covered garden area, accessed via stone steps, in which there a variety of flowering plants and shrubs and where a lovely summer house is located, which has glazed double doors and glazed windows at either side. The garden at the rear is mainly laid to lawn, with a flagged pathway directly behind the house. There is also an electric power and a cold water tap.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, turn left at the T' junction then go right at the mini roundabout, continuing on Skipton Road. Proceed past Rolls Royce on the left, up the hill and over the canal bridge, then take the second right turning into Coates Avenue. Take the first turning on the left onto Avon Drive and then bear to the right and continue onto the end of the cul-de-sac, where the house is situated.

Disclaimer

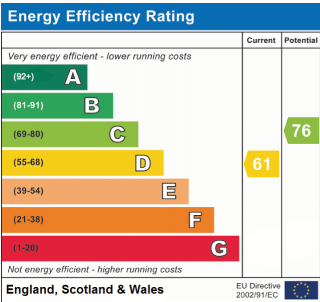
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

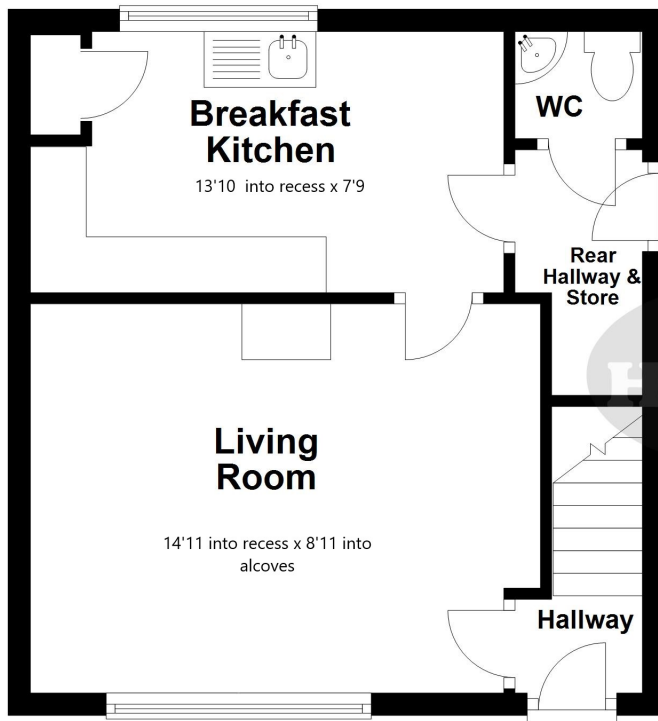
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FLOORPLAN

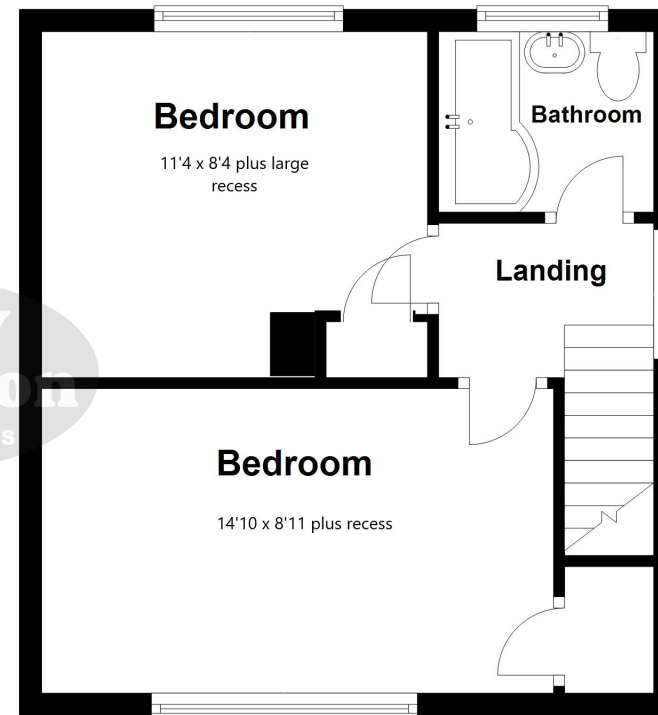
Ground Floor

Approx. 32.3 sq. metres (348.2 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



Total area: approx. 64.8 sq. metres (697.1 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

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