



3



1



2

- 3 Bed Semi Detached House
- Separate Dining Room
- Separate WC
- Ideal for a Couple or Family

- Available Unfurnished
- Fitted Kitchen
- Driveway for Off Street Parking

- Lounge with Bay
- Bathroom/WC with Shower
- Gardens and Yard

A well presented 3 bedroomed semi detached house, conveniently situated within this sought after residential area. Available unfurnished, with gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Lounge, with bay window to the front. The Dining Room has a picture window to the rear, whilst the Kitchen is fitted with a range of units, sink unit, cupboard housing the combi boiler and door to the side. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a bay to the front and is fitted with mirror fronted double wardrobes. Bedroom 2 is to the rear, also with mirrored wardrobes. Bedroom 3 is to the front. The Bathroom/WC has a low level wc, pedestal wash basin and 'P' shaped bath with mains shower over, curved screen, chrome towel warmer and fully tiled walls and floor. There is an additional WC with low level suite and wash basin. Council Tax Band: B EPC Rating: C

Externally, the Front and Side Gardens are lawned, with a Rear Yard and driveway for off street parking.

Western Avenue is ideally situated for ease of access to the A69 and A1, well placed for local amenities and with good road and public transport links into the city and other surrounding areas.

Reception Hall 15'4 x 6'9 (4.67m x 2.06m)

Lounge 12'9 x 14'3 (3.89m x 4.34m)

Dining Room 12'0 x 11'8 (3.66m x 3.56m)

Kitchen 13'4 x 7'6 (4.06m x 2.29m)

First Floor Landing

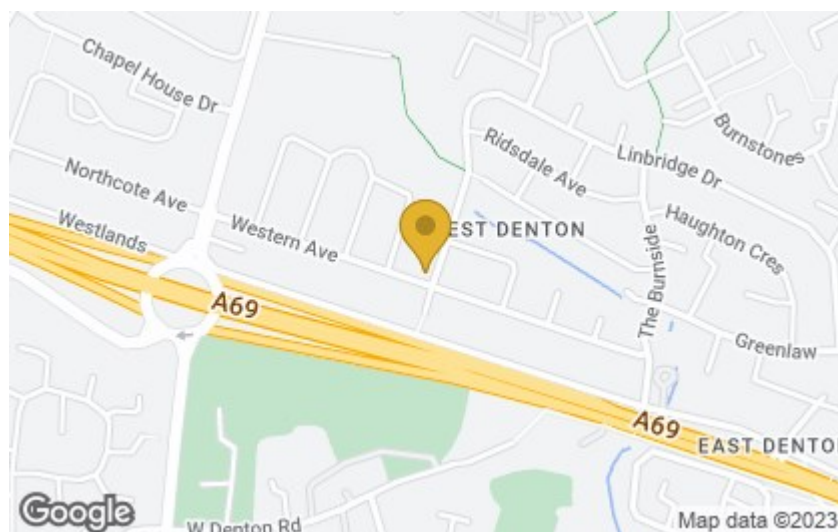
Bedroom 1 10'10 x 15'2 (into bay) (3.30m x 4.62m (into bay))

Bedroom 2 12'4 x 11'0 (3.76m x 3.35m)

Bedroom 3 8'7 x 8'3 (2.62m x 2.51m)

Bathroom/WC 8'2 x 6'0 (2.49m x 1.83m)

WC 5'8 x 2'3 (1.73m x 0.69m)



Energy Performance: Current C Potential B

Council Tax Band: B

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.