

3



1



2

- 3 Bed Semi Detached House
- Separate Snug
- External Outhouse/Utility
- Sought After Location

- Well Presented
- Fitted Kitchen
- Attached Garage

- 25' Lounge/Dining Room with Fireplace
- Family Bathroom/WC with Shower
- Front & Rear Gardens

A well presented 3 bed roomed semi detached house, within this sought after and well established residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the 25' dual aspect Lounge/dining Room, the focal point of which is an electric fire set within an attractive painted surround, with fitted book/display shelving and storage cabinet to the recesses. There is also a bay to the front. There is a separate Snug to the front and a fitted Kitchen, with a range of wall and base units, with sink unit, split level oven, 5 ring gas hob with extractor over, plumbing for a dishwasher and door to the rear. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a bay to the front. Bedroom 2 is to the rear and has a range of built in wardrobes with storage cupboards over. Bedroom 3 is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with shower mixer and double shower cubicle with electric shower, fully tiled walls and chrome towel warmer. There is an external Outhouse/Utility with plumbing for a washer.

The Front Garden is gravelled, with a range of shrubs and block paved driveway. The Rear Garden is South/West facing, on 2 levels, with patio and lawn with fence surround.

Borrowdale Avenue is pleasantly situated, well placed for local amenities, including schools as well as excellent road and other transport links, with Walkergate Metro Station around half a mile away.

Reception Hall 14'0 x 2'10 (4.27m x 0.86m)

Lounge/Dining Room 12'0 (max) x 25'7 (into bay) (3.66m (max) x 7.80m (into bay))

Snug 10'0 x 9'6 (3.05m x 2.90m)

Kitchen 11'8 x 9'11 (3.56m x 3.02m)

First Floor Landing

Bedroom 1 12'8 x 12'2 (into bay) (3.86m x 3.71m (into bay))

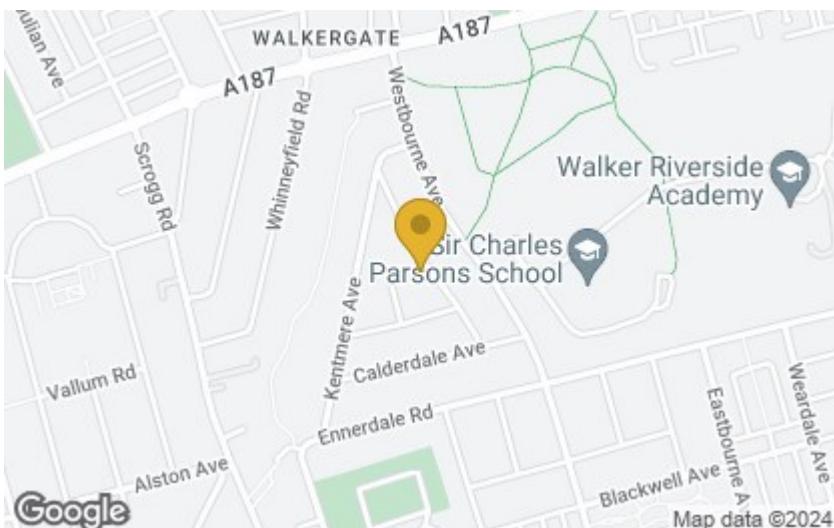
Bedroom 2 13'3 x 10'10 (4.04m x 3.30m)

Bedroom 3 11'0 x 10'2 (3.35m x 3.10m)

Bathroom/WC 10'10 x 6'0 (3.30m x 1.83m)

Outhouse/Utility 6'9 x 6'4 (2.06m x 1.93m)

Garage 14'3 x 8'6 (4.34m x 2.59m)



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.



Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate