



- 3/4 Bed Semi Detached House
- Conservatory
- Fitted 'Robes in All Beds
- Front & Rear Gardens

- Well Presented & Appointed
- Hi Gloss Breakfasting Kitchen
- Refurbished Shower/WC

- Lounge; Through Dining Room
- 4th Bed/Study with En Suite WC
- Detached Garage; Car Port



A well presented and appointed 3 bedroomed semi detached house, pleasantly situated within this well established and sought after residential area. With gas fired central heating, solar panels and sealed unit double glazing, the Reception Hall leads to the Lounge, the focal point of which is a coal effect, remote control, real flame gas fire within a lovely Minster style surround. The lounge is open to the Dining Room, with matching corniced ceiling and bay to the front. French doors open from the lounge to the Conservatory, overlooking and with doors to the rear garden. The Breakfasting Kitchen is well fitted with a range of high gloss wall and base units with sink unit, integrated auto washer and tumble drier with matching doors, tiled floor and cupboard housing the Baxi combi boiler. There is a Study to the front, with fitted wardrobes and a WC, with low level suite and wash basin. Stairs lead from the hall to the First Floor Landing, with access to the loft via a retractable ladder, boarded with Velux roof light. Bedroom 1 has a range of fitted wardrobes, drawer unit, desk and shelving, inset spot lighting and storage unit to the bay to the front. Bedroom 2 is to the rear, with fitted wardrobes. Bedroom 3 also has fitted wardrobes and is to the front. The family Shower/WC is fitted with a wc with concealed cistern, wash basin with storage under and mirror over, shower cubicle with mains shower, half tiled walls and tiled floor. There is also a 32' Detached Garage.

Externally, the Front Garden is gravelled, with an impressed concrete path and driveway to the Car Port, with external hot and cold water taps, and garage. The West facing Rear Garden is ideal for family use, with decking, lawn and external power points.

Borrowdale Avenue is pleasantly situated, with good access to local amenities, as well as Walkergate Metro Station and good road and public transport links to the coast and into the city.

**Reception Hall 13'6 x 2'10 (4.11m x 0.86m)**

**Lounge 11'2 x 12'0 (into bay) (3.40m x 3.66m (into bay))**

**Dining Room 13'2 x 12'0 (4.01m x 3.66m)**

**Conservatory 11'6 x 10'8 (3.51m x 3.25m)**

**Breakfasting Kitchen 10'6 x 11'8 (3.20m x 3.56m)**

**Study 10'6 x 9'0 (3.20m x 2.74m)**

**WC 6'4 x 3'2 (1.93m x 0.97m)**

**First Floor Landing**

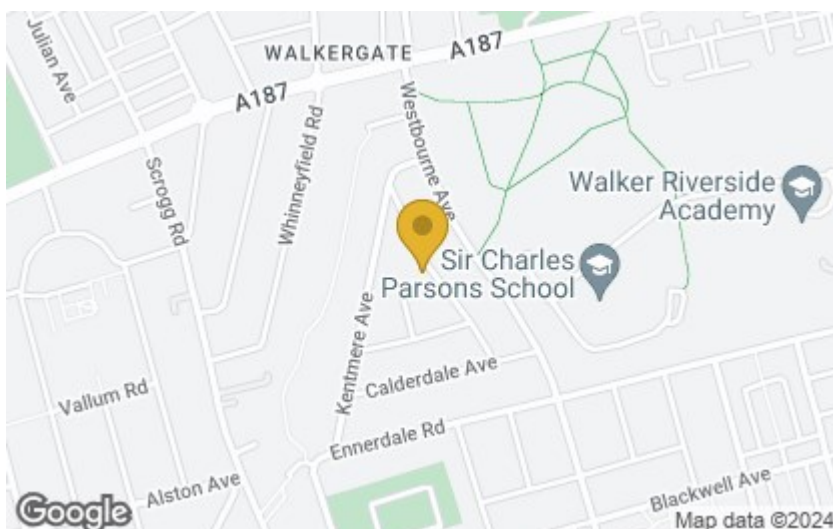
**Bedroom 1 12'6 (into bay) x 12'0 (max to back of 'robes) (3.81m (into bay) x 3.66m (max to back of 'robes))**

**Bedroom 2 13'6 x 13'0 (max to back of 'robes) (4.11m x 3.96m (max to back of 'robes))**

**Bedroom 3 10'6 x 11'2 (max to back of 'robes) (3.20m x 3.40m (max to back of 'robes))**

**Shower/WC 10'0 x 6'0 (3.05m x 1.83m)**

**Detached Garage 32'0 x 10'0 (9.75m x 3.05m)**



Energy Performance: Current C Potential C

Council Tax Band:

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.