



£1,350

FOUR/FIVE BEDROOMS *OUTHOUSE WITH BEDROOM/BATHROOM* *TWO RECEPTION ROOMS* *FAMILY HOME* *AMPLE PARKING* *POPULAR LOCATION*

Nestled on the charming Brisbane Avenue, this semi-detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting five bedrooms, this property is designed to accommodate the needs of a growing family with ease.

Upon entering, you are welcomed by two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout of the home promotes a warm and friendly atmosphere, making it an ideal setting for family gatherings and social occasions.

Additionally, the ample driveway parking can accommodate up to four vehicles, providing convenience for family and visitors alike. One of the standout features of this home is the separate outhouse, which includes its own bedroom and bathroom. This versatile space could serve as a guest suite, a home office, or even a playroom, offering flexibility to suit your lifestyle.

Overall, this fantastic family home on Brisbane Avenue combines comfort, space, and practicality, making it a perfect choice for those looking to settle in a welcoming community. With its generous living areas and additional outhouse, this property is sure to meet the demands of modern family life. .

Ask us about....



14 Brisbane Avenue, BD2 1EH

Approximate Gross Internal Area = 106 sq m / 1141 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (82 plus)	A		
(81-81)	B	75	80
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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