



Stoneacre
Properties



Nixon Avenue, Leeds, LS9 9BE

£225,000

Offered for sale is this individually built detached home. The property is located in a popular area and has great access to local amenities and transport links. Comprising: entrance, lounge, dining room, sun room, kitchen, utility, wet room, two bedrooms and a wc. This unique property comes with a fabulous plot and with some updating could be a wonderful family home.

Entrance

Door into lounge.

Lounge



Double glazed window to front. Gas fire with brick surround. Central heating radiator. Staircase leading to first floor. Built in storage cupboard.

Dining Room



Central heating radiator. Doors leading into sunroom.

Utility Room



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for washing machine. Space for fridge/freezer. Central heating boiler.

Wet Room



Fitted with a shower, wash hand basin and wc. In addition there is tiling, central heating radiator and a double glazed window.

Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric hob. Two double glazed windows. Door leading to the garden.

Sun Room



Door leading out to the garden.

First Floor Landing

Bedroom One



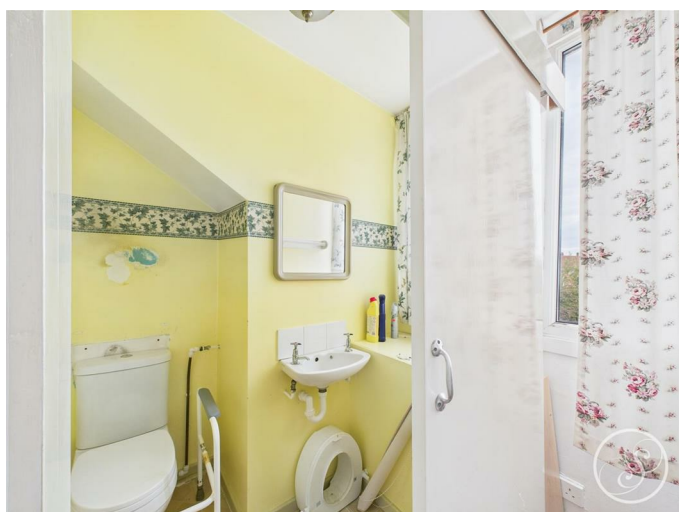
Double glazed window. Built in storage.

Bedroom Two



Double glazed window.

WC



This was originally used as a single bedroom. It is now used for storage and is installed with a wc and wash hand basin.

External

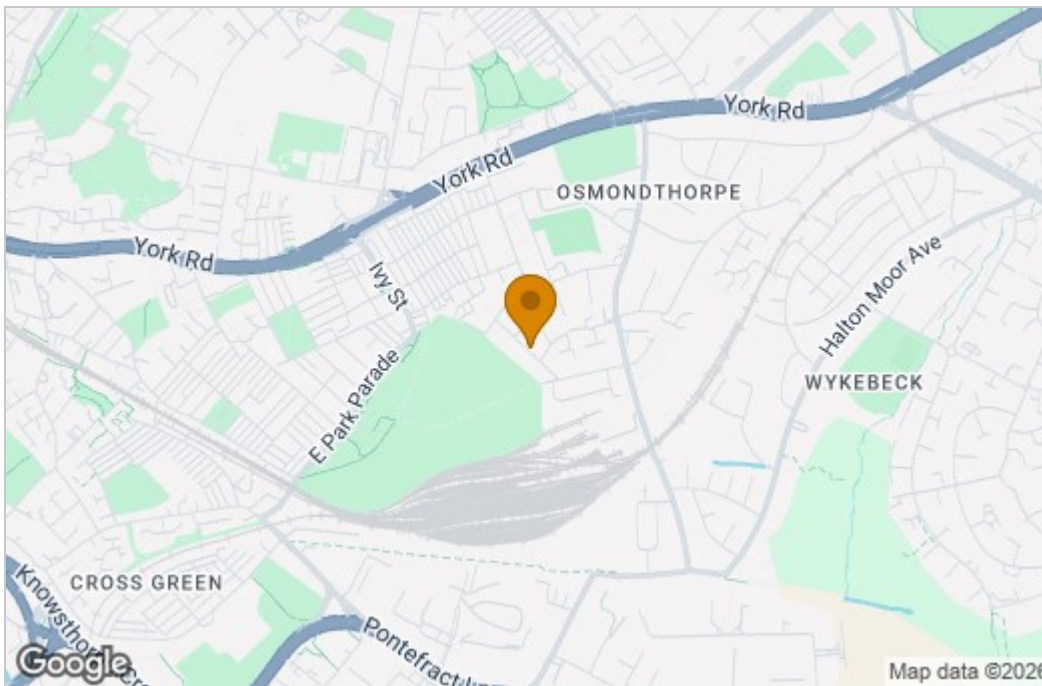


This property is sat upon a large plot please see the google image.

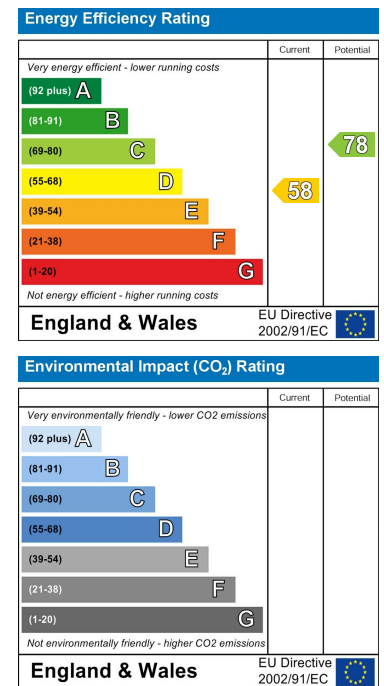
Floor Plan



Area Map



Energy Efficiency Graph



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