



Stoneacre
Properties



Birch Avenue, Leeds, LS15 7QY

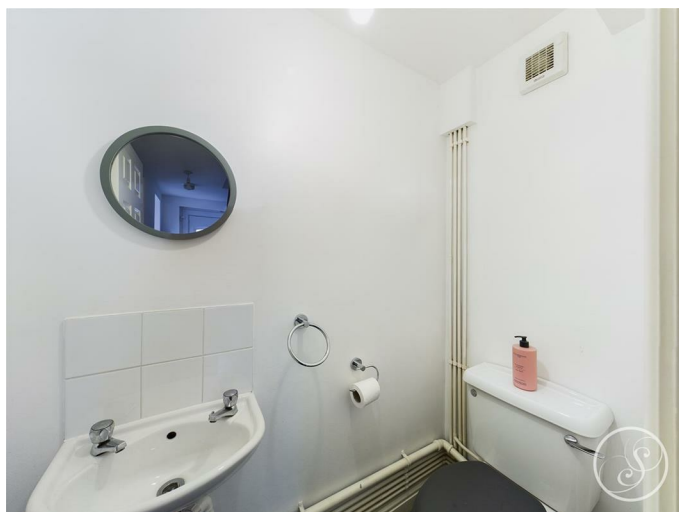
Price Guide £235,000

Stoneacre Properties are delighted to offer for sale a fantastic opportunity to purchase a modern well presented three storey three bedroom family home with no chain. Located in a popular area close to all the amenities at Halton and Crossgates. Comprising; entrance hall leading to cloakroom WC, and door to the integral garage that offers a versatile space and utility area. To the first floor there is a light and airy living room and a modern dining kitchen. To the second floor there are three well proportioned bedrooms and modern house bathroom, the master has the benefit of an en-suite shower room. Externally the property benefits from a driveway, providing ample off street parking leading to an integral garage. To the rear of the property is a lovely private garden that is fully enclosed and low maintenance. Viewings are highly recommended.

Entrance Hall

Under stairs storage cupboard, Staircase leading to first floor. Access into garage.

Guest WC



Fitted with a wc and wash hand basin.

First Floor Landing

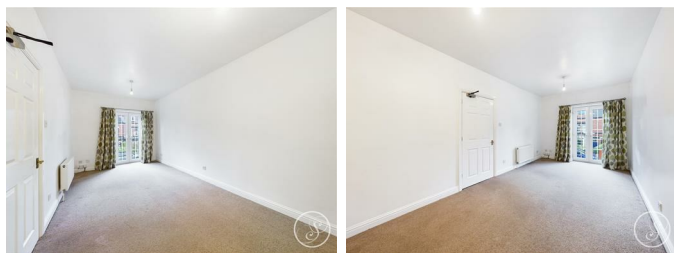
Staircase leading to second floor. Access into lounge and kitchen/diner.

Kitchen/Diner



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit. Part tiled walls, an integrated oven and electric hob, plumbing for a dishwasher, space for a fridge freezer and two windows to the rear.

Lounge



Spacious well presented lounge with Juliet balcony to the front.

Second Floor Landing

Access to all second floor rooms and loft.

Bedroom One



Fitted with a range of wardrobes access to a an en suite shower room.

Ensuite



Comprising of a three-piece suite, part tiled walls and a Velux window to the rear.

Bedroom Two



To the front is a window. Fitted wardrobes.

Bedroom Three



To the front is a window. Built in storage cupboard.

Bathroom



The modern house bathroom has a three-piece suite in white, part tiled walls, radiator and an extractor fan.

External



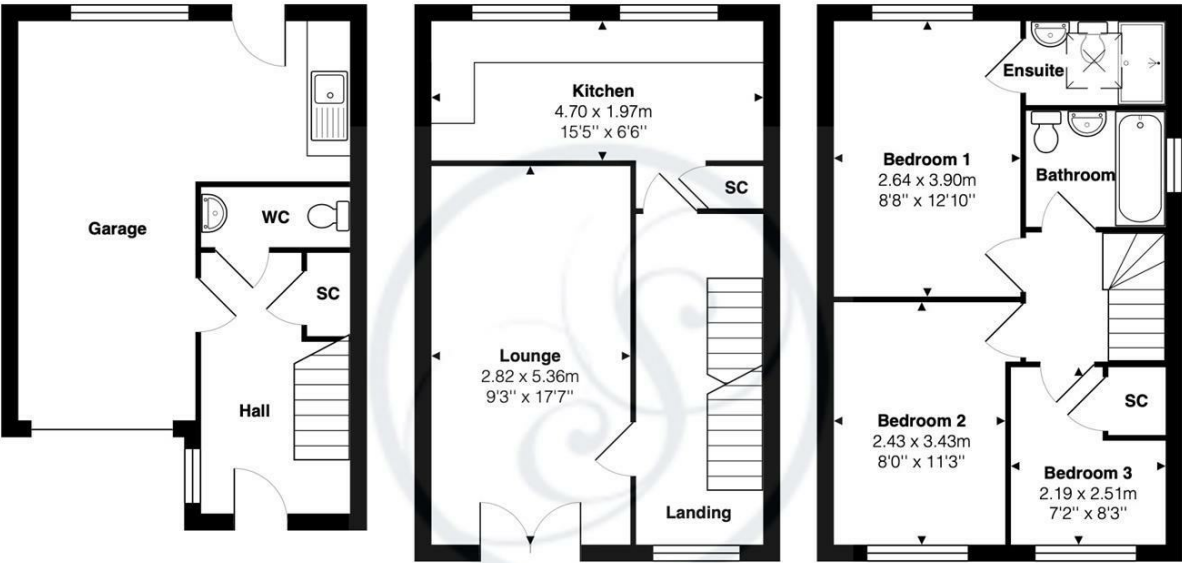
To the front is a driveway providing ample off street parking. To the rear is a fully enclosed low maintenance garden.

Integral Garage



To the rear of the garage is a utility area that benefits from base units with work surfaces over incorporating a stainless steel sink and drainer. Plumbing for automatic washing machine. Space for dryer. Power and light. Up and over door. Door to rear.

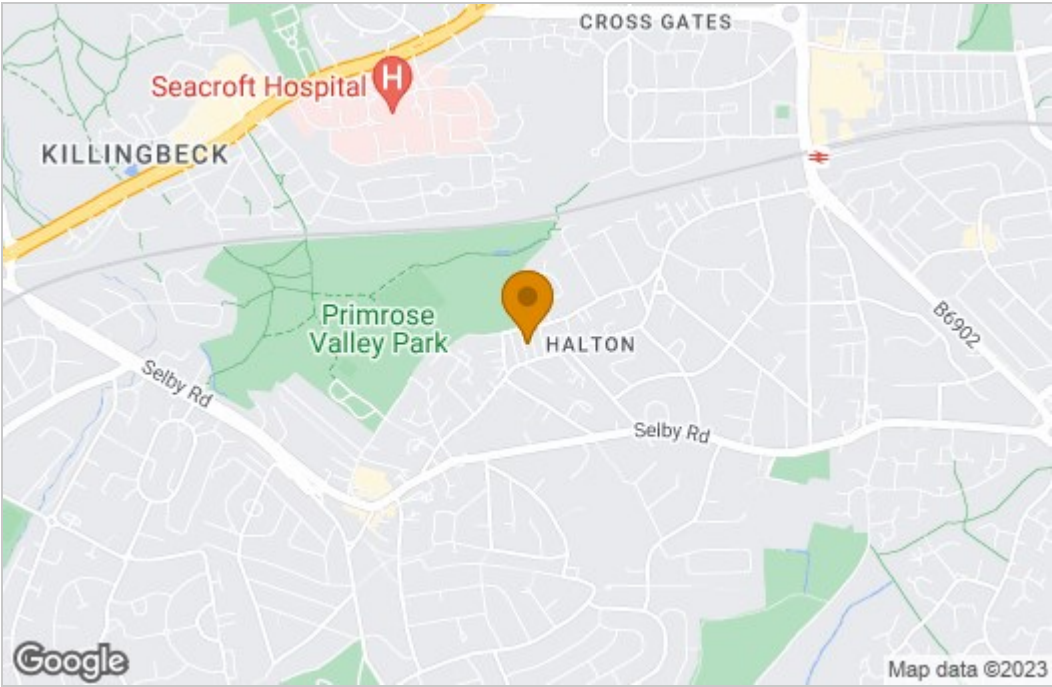
Floor Plan



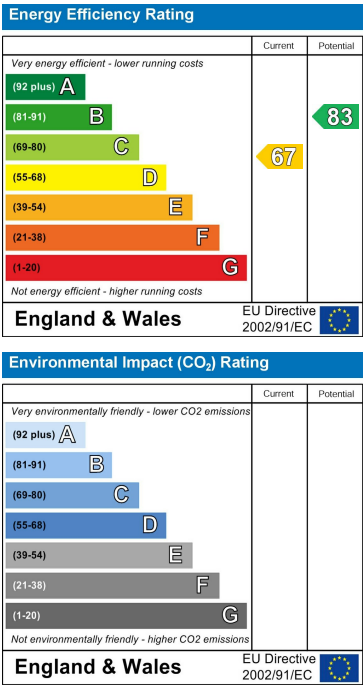
Birch Avenue, Halton, LS15
Total Area: 98.9 m² ... 1065 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.
The plan is for illustrative purposes only and should be used as such.

Area Map



Energy Efficiency Graph



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