



Stoneacre
Properties



Church Avenue, Leeds, LS26 8QH

£290,000

Located in Swillington is this delightful detached house on Church Avenue offering a wonderful opportunity for families and individuals alike. Boasting three spacious bedrooms, this home provides ample space for comfortable living. The property features a well-designed through lounge and dining area, perfect for entertaining guests or enjoying family meals. Set on a large plot, the house is complemented by a beautiful rear garden, ideal for outdoor activities, gardening, or simply relaxing.

The front of the property includes a drive that accommodates multiple vehicles, ensuring convenience for residents and visitors alike. A garage is also included that offers either additional parking or a good storage space. The home presents huge potential for those looking to personalise their living space, making it a fantastic investment for the future. Located in a lovely area that also offers easy access to local amenities and transport links. This detached home combines comfort, space, and potential in a desirable neighbourhood. Don't miss the chance to make this lovely house your new home.

Entrance Hall



Door to front. Under stairs storage cupboard. Central heating radiator. Staircase leading to first floor.

Lounge/Diner



To the front is a double glazed window. To the rear is a patio door that gives access to the garden. Two central heating radiators. Stone fire surround with fire.

Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Double oven with electric hob. Plumbing for washing machine. Additional built in storage. External door to side. Double glazed window to rear. Central heating radiator.

First Floor Landing

Access into loft. Double glazed window.

Bedroom One



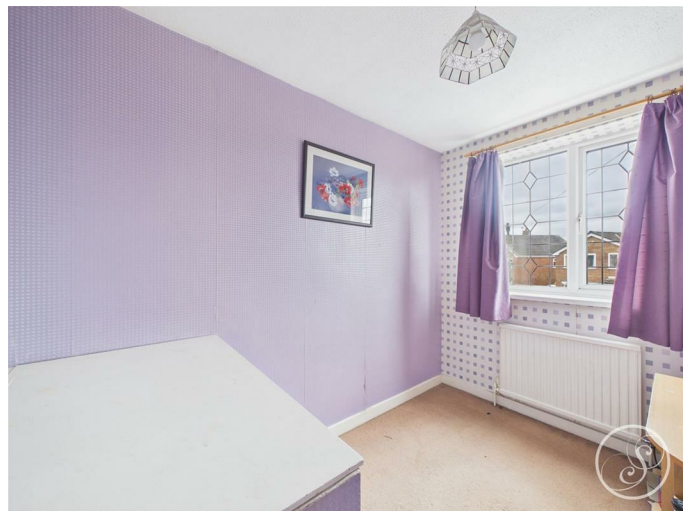
To the front is a double glazed window. Built in wardrobes. Central heating radiator.

Bedroom Two



To the rear is a double glazed window. Fitted wardrobes and a central heating radiator.

Bedroom Three



To the front is a double glazed window. Central heating radiator.

Bathroom



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

External



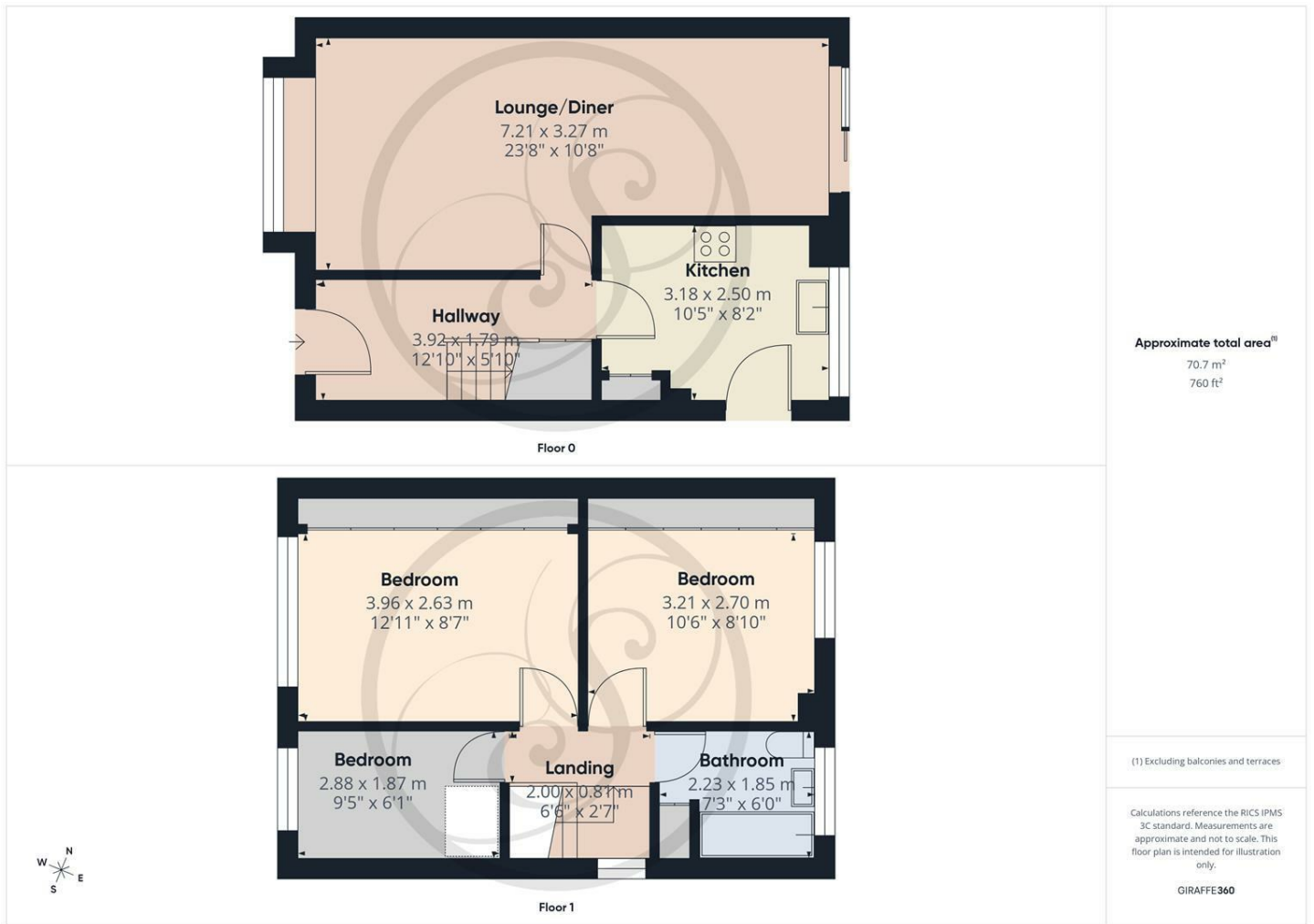
Situated on a large plot that offers ample space for a family. The rear garden is a great size and is mainly laid to lawn with seating areas. To the front is a spacious driveway that offers ample space for parking.

Garage

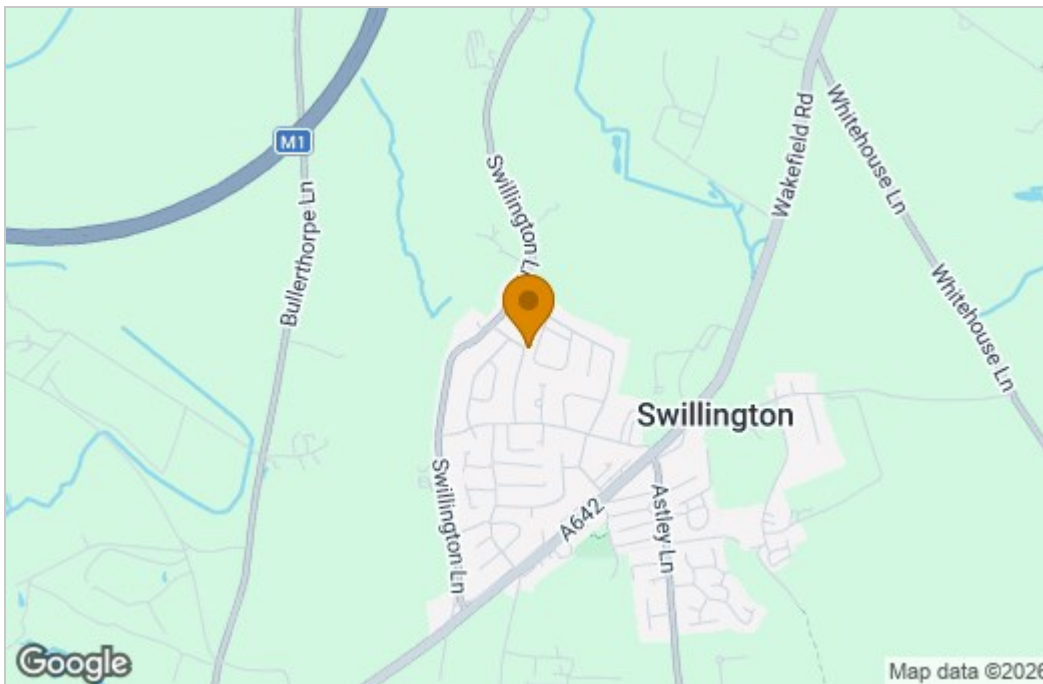


Up and over door to front. Door to side. Power and light.

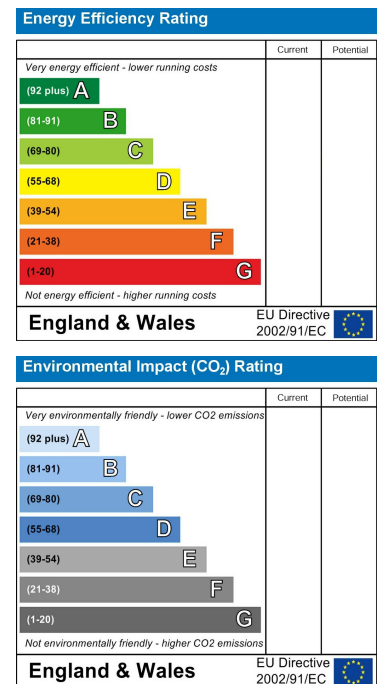
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

