



**Stoneacre**  
Properties



**Nixon Avenue, Leeds, LS9 9BE**

**£240,000**

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



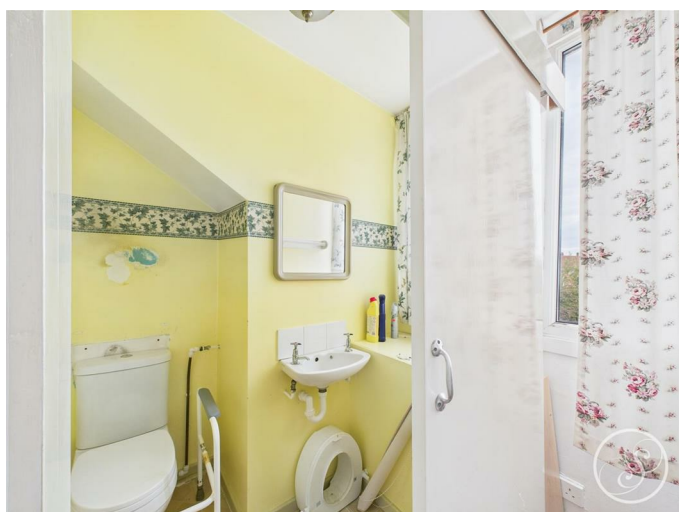
Double glazed window. Built in storage.

## 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

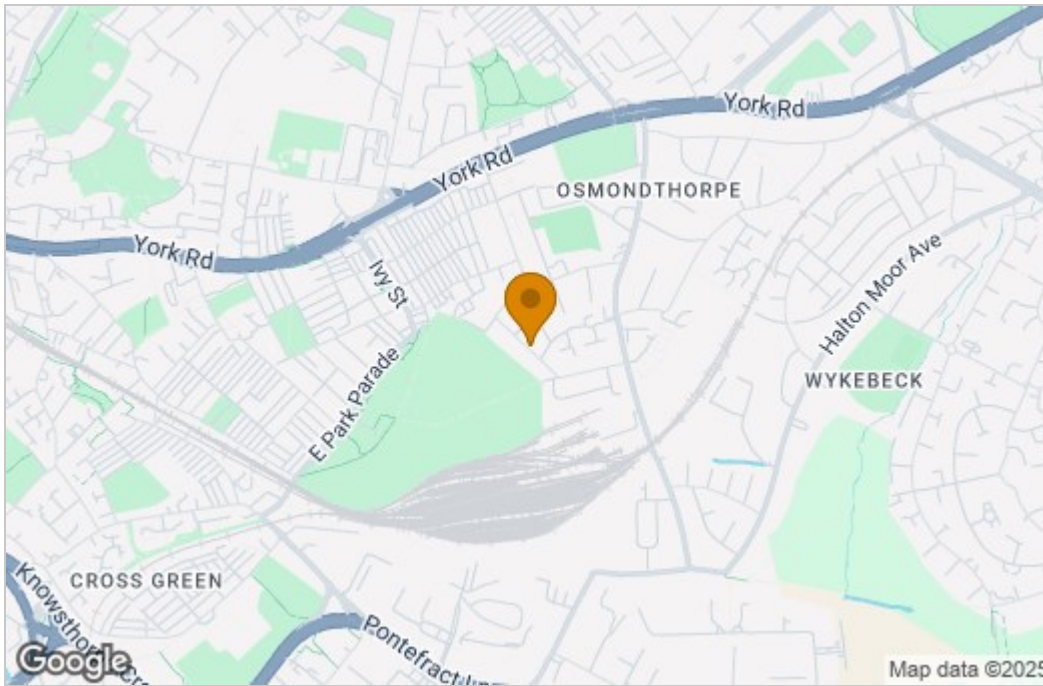


This property is sat upon a large plot please see the google image.

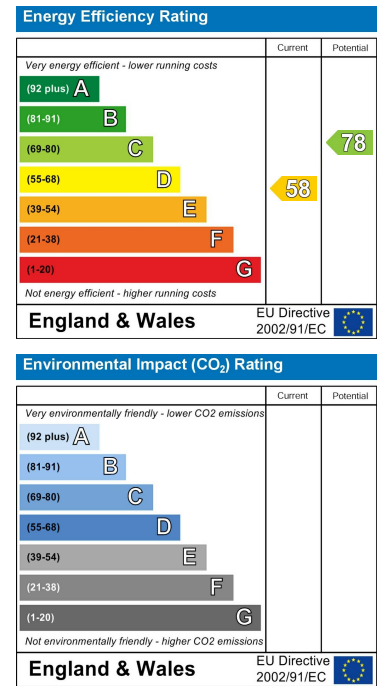
# Floor Plan



# Area Map



# Energy Efficiency Graph



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