

13 Birkbeck Way, Greenford, UB6 8NY

£445,000

EVANS & COMPANY

Birkbeck Way
Greenford

- 3 Bedroom Terraced House
- Through Lounge
- Double Glazed
- Gas Central Heating
- Off Street Parking for 1 Car
- In Need of Refurbishment
- Rear Garden
- Few Minutes walk to Greenford Tube
- Easy Access to A40

Evans & Company are pluses to present this 3 bedroom terraced house located within a few minutes walk of Greenford Tube Station. The property is in need of updating and this has been reflected in the asking price. The property features include double glazed windows, gas central heating, off street parking for 1 car and a private rear garden.

Entrance Porch
Door into

Entrance Hall
Stairs to first floor, doors to

Lounge / Diner
24'4" x 12'0" (7.44 x 3.66)







Kitchen
15'10" x 5'6" (4.85 x 1.68)

First Floor

Bedroom 1
11'10" x 10'5" (3.63 x 3.19)

Bedroom 2
12'1" x 12'0" (3.70 x 3.67)

Bedroom 3
9'1" x 6'8" (2.78 x 2.04)

Bathroom

Outside

Front
Hardstanding for Off Sreet Parking for 1 car

Rear
Private rear garden

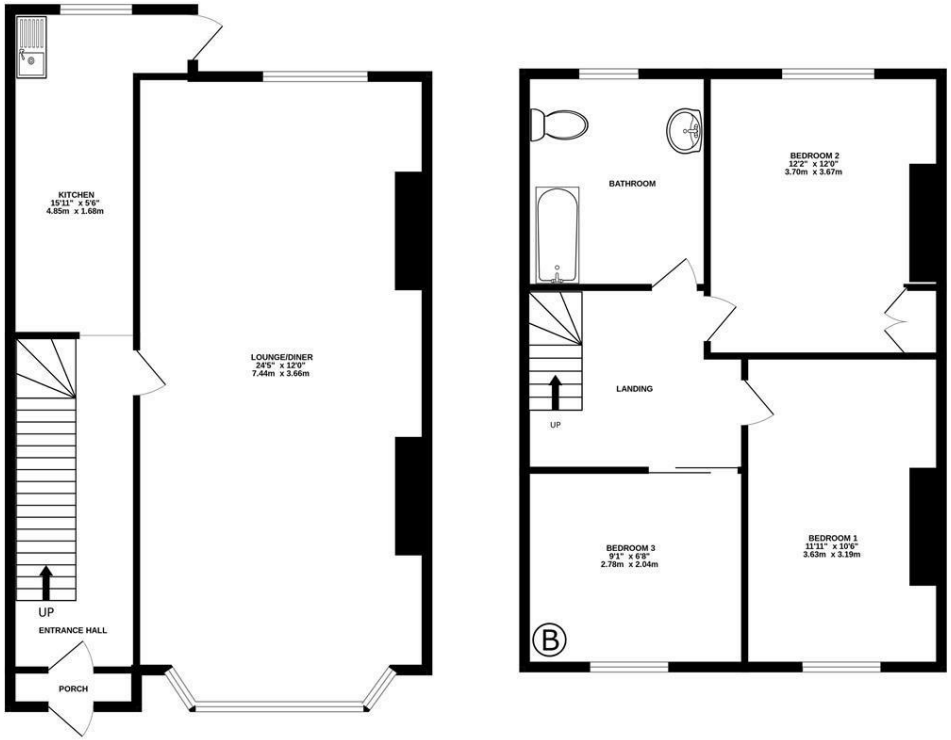






GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.

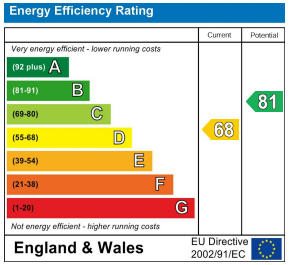


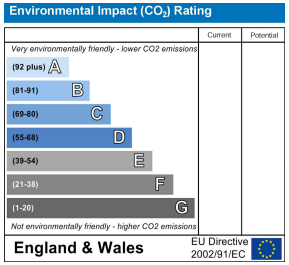
TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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