



**Tibbersley Avenue, TS23 1JA**  
**3 Bed - House - Semi-Detached**  
**£99,950**

A stylish three bedroom semi detached house which has been lovingly refurbished by the Vendors. Decorated to a modern style offering a superb fitted kitchen with excellent range of Miele appliances. The property which benefits from gas central heating via combination boiler, double glazing and a driveway, in addition to an extensive rear garden which has plenty of potential. Internally, the property comprises of entrance hallway, lounge, kitchen/dining area, conservatory, landing, three double bedrooms, shower room/WC and loft. In our opinion a viewing is highly recommended in order to appreciate the accommodation on offer.



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# Tibbersley Avenue, TS23 1JA

## ENTRANCE VESTIBULE

Via entrance door from side access and glazed door leading to lounge, wall mounted boiler which provides heating and hot water to the property.

## LOUNGE

15'11 x 10'6 (4.85m x 3.20m)

uPVC double glazed bay window to the front elevation, wall mounted radiator, door leading to kitchen/dining area.

## KITCHEN/DINING AREA

20'2 x 12'2 (6.15m x 3.71m)

A superb fitted kitchen with an excellent range of floor and drawer units with granite worktop and island breakfast bar with LED lighting, pop up power unit, built in double electric Miele oven, built in Miele gas hob with extractor hood over (Extractor hood is a Siemens), Miele integrated dishwasher, stainless steel sink unit with mixer tap, leading through to dining area with space for dining table, uPVC double glazed window to the front elevation, door leading to inner lobby.

## INNER LOBBY

Plumbing for washing machine and space for tumble dryer, walkway through conservatory

## CONSERVATORY

11'11 x 7'9 (3.63m x 2.36m)

With double glazed windows to the rear and side elevations, door leading to rear garden, double radiator.

## LANDING

Which is approached via stairs from lounge with wall mounted cast iron radiator, doors leading to bedrooms 1,2,3, shower room/WC, stairs leading to loft.

## BEDROOM ONE

11'11 x 10'5 (3.63m x 3.18m)

uPVC double glazed window to the front elevation, single radiator, built in storage cupboard.

## BEDROOM TWO

10'6 x 9'4 (3.20m x 2.84m)

uPVC double glazed window to the front elevation, single radiator, built in storage cupboard.

## BEDROOM THREE

9'8 x 7'3 (2.95m x 2.21m)

uPVC double glazed window to the rear elevation, single radiator.

## SHOWER ROOM/WC

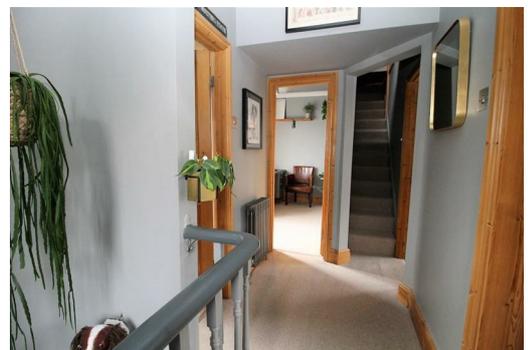
With double shower cubicle with shower with hand held shower attachment, wash hand basin set into vanity unit, chrome heated towel rail, uPVC double glazed window to the rear elevation, tiled floor.

## LOFT

Which is approached via fixed staircase from landing with velux double glazed window to the rear elevation, loft is bordered and has plenty of potential for future development subject to the necessary planning permission

## OUTSIDE

To the front there is an easily maintained front area which is enclosed via brick built wall with graveled driveway and provides parking. To the side there is gated access which in turn leads to the rear garden. The extensive rear garden has a timber decked area adjacent to the conservatory, stepping down onto a graveled area, enclosed by timber fencing and also has a timber shed.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating Legend			
Environmental Impact (CO <sub>2</sub> ) Rating Legend			

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