



This mature charming property has come to the market ready for a growing family to enjoy their forever home. With some original features throughout the property everything is ready to move straight into. Comprising of an entrance hallway, cloakroom, two reception rooms, dining area, breakfast room and galley style kitchen on the ground floor.

The upper level offers three bedrooms with the master bedroom having an open fire, a modern bathroom with a walk in shower and a loft room which is completely boarded out. External: Ample parking, driveway, garage and a mature well maintained SOUTH FACING rear garden perfect for entertaining in the summer evenings. Location is key, with Collins Avenue being situated walking distance to Norton High Street, shops, schools and local amenities.

Viewings by appointment only. Please call SMITH & FRIENDS on 01642 607555.

**Collins Avenue, TS20 2QY**

**3 Bedroom - House - Semi-Detached**

**£185,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



**Collins Avenue, TS20 2QY**



**ENTRANCE HALLWAY**

**14'8 x 5'9 (4.47m x 1.75m)**

Via side entrance door, carpet, stairs to upper level, under stairs cupboard, radiator, Original leaded light windows to front and side aspects.

**CLOAKROOM**

**5'10 x 2'5 (1.78m x 0.74m)**

Double glazed window to side aspect, wash hand basin, WC, partly tiled.

**LOUNGE**

**11'4 x 12' (3.45m x 3.66m)**

Double glazed bay window to front aspect, carpet, radiator, open fire, coved ceiling.

**DINING ROOM**

**23' x 11'3 (7.01m x 3.43m)**

Open plan with lounge, flooring, open fire, two radiators, coved ceiling, double glazed patio doors to rear aspect.

**KITCHEN**

**14'4 x 6'4 (4.37m x 1.93m)**

Double glazed window to rear aspect, uPVC door to side aspect, full length radiator, double glazed bay window to side aspect, spot lights, coved ceiling.

**BREAKFAST ROOM**

**7'10 x 7'9 (2.39m x 2.36m)**

Open plan with kitchen, coved ceiling, double glazed bay window to side aspect.

**LANDING**

**8'1 x 3'2 (2.46m x 0.97m)**

Original glazed window to side aspect, carpet, coved ceiling, loft access.

**BEDROOM ONE**

**14'7 x 10'4 (4.45m x 3.15m)**

Double glazed bay window to front aspect, carpet, radiator, fitted wardrobes, coved ceiling, open fire with original fire surround.

**BEDROOM TWO**

**11'9 x 11'5 (3.58m x 3.48m)**

Double glazed window to rear aspect, coved ceiling, carpet, radiator.

**BEDROOM THREE**

**6'10 x 6'6 (2.08m x 1.98m)**

Double glazed window to front aspect, carpet, coved ceiling, radiator.

**LOFT ROOM**

Fully insulated and plastered with carpet laid to floor and accessible storage cupboards, accessed with pull down ladder. Skylight window.

**BATHROOM**

**8'2 x 6'6 (2.49m x 1.98m)**

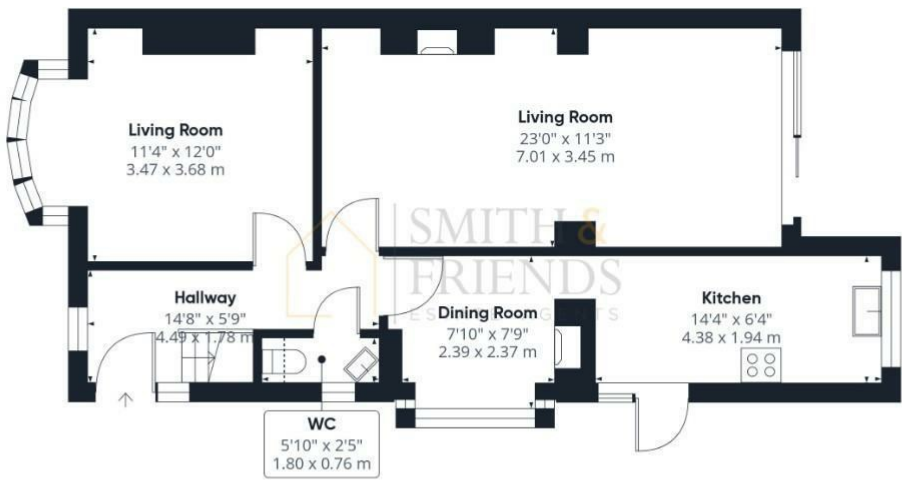
Radiator, double glazed window to rear aspect, double glazed window to side aspect, walk-in shower, wash hand basin, WC, coved ceiling, storage/boiler cupboard.





Collins Avenue, TS20 2QY





Approximate total area<sup>(1)</sup>  
1061 ft<sup>2</sup>  
98.7 m<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

