



# Beechwood Avenue, Shelf,

## Offers In The Region Of £174,950

\*\* NO CHAIN\* \* SEMI DETACHED \* \* THREE BEDROOMS \* \* WELL PRESENTED THROUGHOUT \* \* \* IDEAL FOR FTB/YOUNG FAMILY \* \* READY TO MOVE INTO \* \* GARDEN & PARKING \* \*

Situated on the border of Shelf and Northowram, is this three bedroom property.

The well presented home offers 'ready to move into accommodation' and would make an ideal purchase for a FTB/Young Family. Situated on this small and quiet cul-de-sac location and within easy reach of amenities, shops, rural walks and local schools. The accommodation briefly comprises entrance vestibule, lounge, dining kitchen and a house bathroom. To the first floor there are three bedrooms.

To the outside there is a garden to the front with driveway.







## **Entrance**

Radiator.

### Lounge

16'9" x 11'11" (5.11m" x 3.63m")

Wood burning stove, radiator and french door leading to rear.

## Dining - Kitchen

11'10" x 10'11" (3.61m" x 3.33m")

Fitted wall and base units incorporating stainless steel sink unit, oven & hob with extractor, integrated dishwasher, plumbing for auto washer, radiator and useful storage cupboard.

### **Bathroom**

White three piece suite comprising corner bath, low flush wc, pedestal wash basin and radiator.

## **First Floor Landing**

## **Bedroom One**

16'9" x 9'5" (5.11m" x 2.87m') Radiator.

#### **Bedroom Two**

12'3" x 8'9" (3.73m" x 2.67m") Radiator.

### **Bedroom Three**

6'6" x 7'10" (1.98m" x 2.39m")

Radiator.

## **Exterior**

To the outside there are lawned gardens to front and rear with raised decked patio to the rear, together with a driveway.

## **Council Tax Band**

0

#### **Tenure**

**FREEHOLD** 

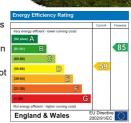














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