



**Illingworth Avenue,  
£249,995**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* DOUBLE GARAGE \*\* EXCELLENT CONDITION \*\* TWO BATHROOMS \*\* 24' LOUNGE/DINER \*\* GARDEN DRIVEWAY \*\***

Superbly presented three bedroom semi detached with far reaching views. The spacious and well presented property would make an ideal purchase for a number of buyers.

Benefits from a 28' lounge/diner, modern fitted kitchen and four piece house bathroom.

The accommodation briefly comprises of a hallway, cloaks/wc, breakfast kitchen, lounge/diner, three first floor bedrooms and a house bathroom.

To the outside there is a lawned garden and patio garden with ample driveway leading to a double detached garage.





### Hallway

Under stair storage, tiled floor, central heating radiator and double glazed window.

### Downstairs W/C

Two piece suite comprising of; low flush WC, hand wash basin and tiled flooring.

### Breakfast Kitchen

14'8 x 8'8 (4.47m x 2.64m)

Modern fitted wall and base units with work surface over and Stainless Steel sink and drainer and tiled splashback. Double oven and hob with extractor fan over. Integrated Dishwasher and space for Fridge Freezer and Washing Machine. Breakfast bar providing seating area. Central heating radiator and two double glazed windows.

### Lounge Diner

28'7 x 10'5 (8.71m x 3.18m)

Multifuel burner with fireplace surround, tiled flooring, two central heating radiators, double glazed window and patio doors leading to the garden area.

### First Floor

Double glazed window.

### Bedroom One

11'6 x 10'11max (3.51m x 3.33mmax)

Modern fitted wardrobes, central heating radiator and double glazed window.

### Bedroom Two

11'6 x 8'7 (3.51m x 2.62m)

Central heating radiator and double glazed window.

### Bedroom Three

12 x 7'9 (3.66m x 2.36m)

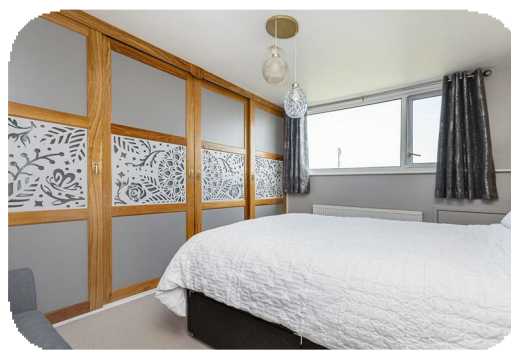
Central heating radiator and double glazed window.

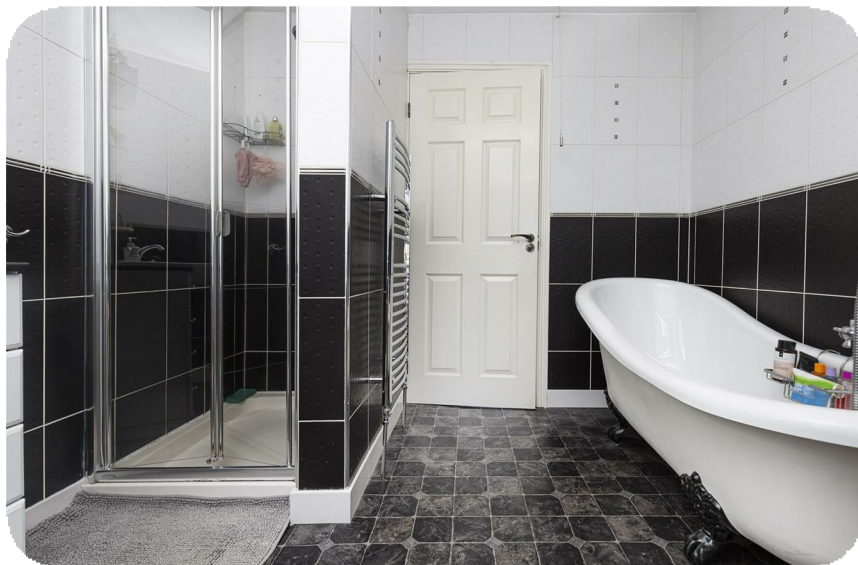
### Bathroom

Modern four piece suite comprising of; low flush WC, hand wash basin, roll top bath and shower cubicle. Heated towel rail and double glazed window.

### External

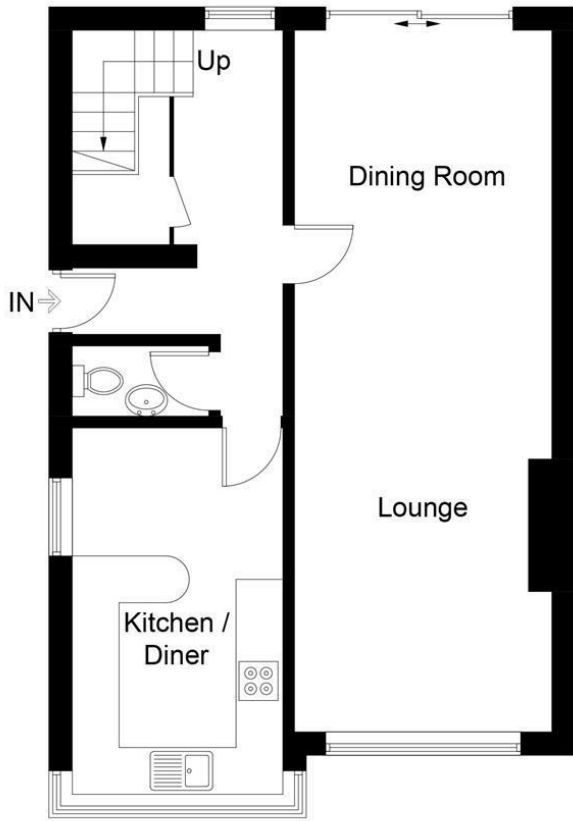
To the front is well maintained lawned garden with mature shrubs. Ample driveway leading to a double detached garage. Patio garden to the rear.





# Illingworth Avenue, HX2

Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft

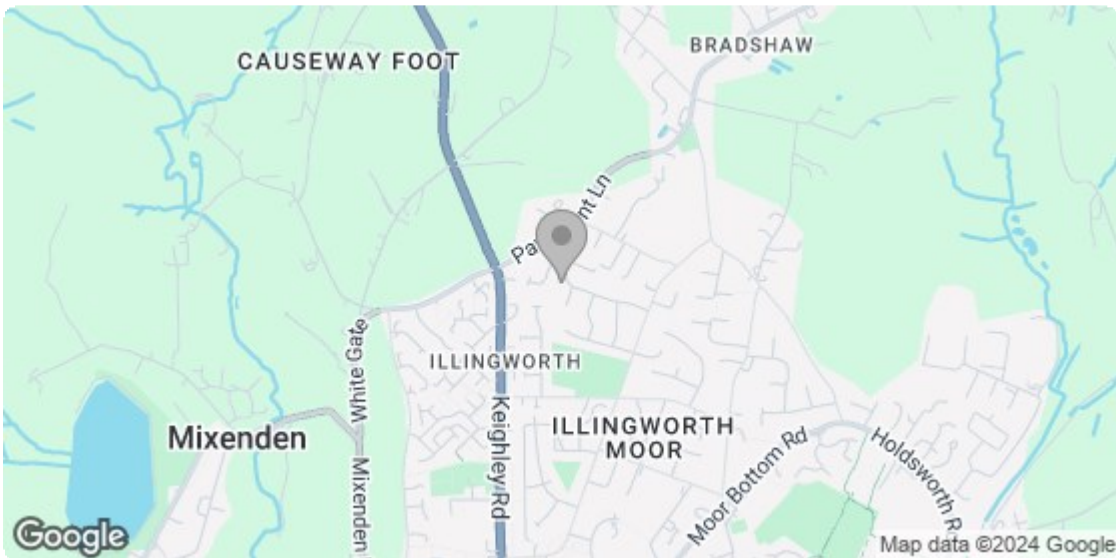


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122062)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

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