



**Poplar Avenue, Horton Bank Top,**

**Asking Price £210,000**

**\*\* SEMI DETACHED \*\* FOUR BEDROOMS \*\* OVER THREE FLOORS \*\* CUL-DE-SAC SETTING \*\*  
 \*\* TWO BATHROOMS \*\* CONSERVATORY \*\* GARDENS & PARKING \*\* VIEWS FROM LOUNGE \*\***

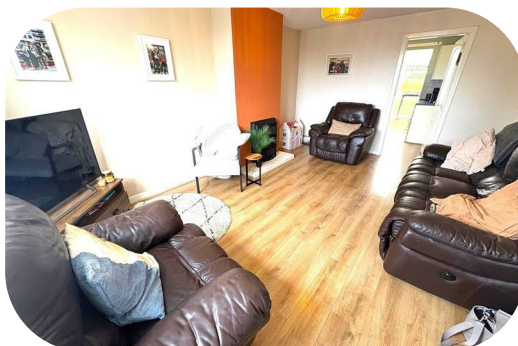
Spacious family sized home offering accommodation over three floors.

This four bedroom semi detached home would make an ideal purchase for a number of buyers.

Situated on this cul-de-sac location and within easy reach of amenities, shops and local schools.

Benefits from two bath/shower rooms, conservatory, gas central heating, double glazing and a garden to the rear.

The accommodation briefly comprises entrance vestibule, bedroom and en suite shower room. To the first floor there is a lounge, dining kitchen and a conservatory. There are three second floor bedrooms, a house bathroom and useful boarded loft with further potential.





## Entrance

Radiator.

## Bedroom Four

Built in storage and radiator.

## En Suite

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

## First Floor Landing

## Lounge

11'7" x 16'6" (3.53m" x 5.03m")

Electric fire and radiator.

## Dining Kitchen

15'3" x 8'5" (4.65m" x 2.57m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer and radiator.

## Conservatory

9'1" x 10'8" (2.77m" x 3.25m")

Upvc door leading to rear.

## Second Floor Landing & Access to Loft Area

Access to useful carpeted loft / storage area with further potential subject to permissions.

## Bedroom One

13'8" x 9'3" (4.17m" x 2.82m")

Radiator.

## Bedroom Two

9'2" x 11'6" (2.79m" x 3.51m")

Radiator.

## Bedroom Three

8'3" x 6'9" (2.51m" x 2.06m")

Radiator.

## Bathroom

Modern three piece suite comprising panel bath, vanity sink unit, low flush wc and radiator.

## Exterior

There is a lawn and patio garden to the outside with a driveway providing off street parking.

## Council Tax Band

C

## Tenure

FREEHOLD



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

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