



Wilfred Avenue | Halton | LS15 7SP

£175,000

Three Bedroom Mid Terrace House | Council Tax Band B | EPC Rating D

**Emsleys** | estate agents



\*\*\* SOLD WITH NO CHAIN \* IDEALLY SUITED TO INVESTORS OR HANDY FIRST TIME BUYERS \*\*\*

THREE BEDROOM THROUGH TERRACED property, situated within the popular residential area of Halton. Situated within walking distance of the local primary school, together with public transport links and the amenities within Halton and Crossgates.

The property requires a complete overhaul to include windows, wiring, kitchen and bathroom but does benefit from well proportioned rooms and a very good size rear garden. Very much a blank canvas for the right buyer!

The accommodation briefly comprises: Entrance hall, living room open to a dining area and kitchen to the ground floor. To the first floor, there are two double bedrooms, a single bedroom and the house bathroom. There is a buffer style garden to the front, a much larger garden to the rear and street lined parking to front.

\*\*\* Call now to arrange your viewing \*\*\*

## Ground Floor

### Entrance Hall

Entry to the home is through a PVCu double-glazed door. Central heating radiator and staircase rising to the first floor.

### Living Room 4.34m x 3.30m (14'3" x 10'10")

Offering a spacious room overlooking the front with fireplace and central heating radiator.

### Dining Area 2.87m x 2.91m (9'5" x 9'7")

Central heating radiator and window overlooking the rear garden.

### Kitchen 2.87m x 2.32m (9'5" x 7'7")

Fitted with some wall and base units, stainless steel sink and cooker point. PVCu entry door giving access to the rear garden and under stair storage cupboard.

## First Floor

### Landing

Access to the roof space and all first floor bedrooms.

### Bedroom 1 3.63m x 3.36m (11'11" x 11'0")

A double bedroom to the front with central heating radiator and double-glazed window.

### Bedroom 2 3.58m x 2.91m (11'9" x 9'7")

A double bedroom to the rear with central heating radiator and double-glazed window.

### Bedroom 3 2.18m x 2.39m (7'2" x 7'10")

A single bedroom to the rear with central heating radiator and double-glazed window.

## Bathroom

Fitted with a white three piece suite which comprises; panelled bath, pedestal hand wash basin and low flush w.c. Fixture airing cupboard.

## Exterior

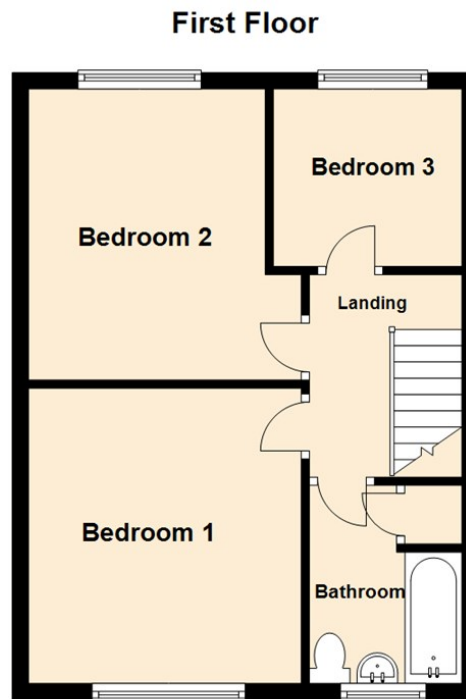
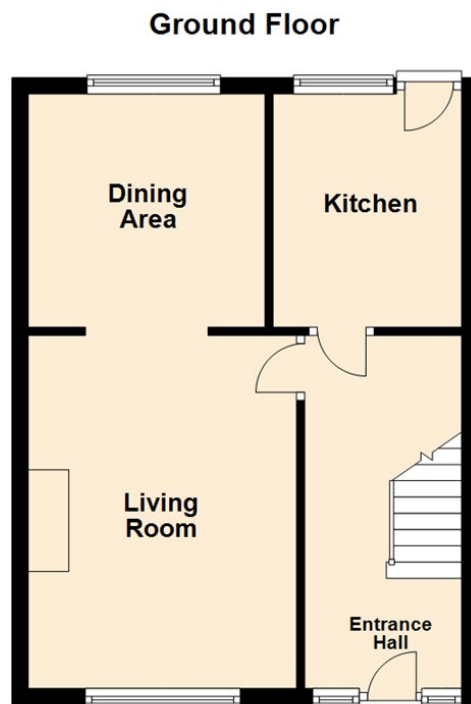
A smaller buffer garden to the front with boundary wall and handgate. The rear garden is of good size but does need clearing to see its full potential. On street parking to the front.

## Directions

From the Crossgates office, proceed along Austhorpe Road and to the traffic lights. Turn left onto Station Road and proceed along, at the train station turn right over the carriageway and take the third turning onto Green Lane. Proceed along Green Lane, passing the pub on the right hand side and follow along round the bend. Wilfred Avenue can be found on the left hand side, where the property can be found on the right hand side indicated by the Emsleys For Sale Board.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
 t: 0113 284 0120 | [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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