ROMAN JAMES
ESTATES

- Spacious Three Bedroom Detached House

- Gorgeous Open Plan Lounge through Dining Room

- Fully Fitted Kitchen, Family Bathroom Suite

- Off Road Parking, West Facing Garden

Poplar Avenue, Stanley Park, FY3

£167,500

BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED HOUSE IN THE STANLEY PARK AREA - OPEN PLAN LOUNGE THROUGH DINING ROOM - FULLY FITTED KITCHEN - THREE PIECE FAMILY BATHROOM SUITE - DOUBLE GLAZING - GAS CENTRAL HEATING - OFF ROAD PARKING - WEST FACING REAR GARDEN - VIEWING A MUST.

Property Description

HALLWAY
Double glazed window and door to the front, double radiator and laminated flooring with the stairs leading to the first floor.

LOUNGE/DINER
27' 11" x 12' 11" (8.53m x 3.96m) Double glazed bay window to the front, two double radiators, electric fire and laminated flooring.

KITCHEN
13' 10" x 6' 5" (4.22m x 1.98m) Double glazed window and door to the rear, fitted with a range of base and eye level units with a sink and drainer, space for a range cooker and plumbing for a washing machine and dishwasher. Space for a fridge/freezer and spotlighting to the ceiling. Fully tiled walls and tiled flooring.

LANDING

BEDROOM 1
16' 0" x 12' 4" (4.9m x 3.78m) Double glazed bay window to the front and double radiator. Laminate flooring.

BEDROOM 2
12' 11" x 12' 9" (3.96m x 3.91m) Double glazed window to the rear and double radiator. TV point. Laminate flooring.

BEDROOM 3
9' 6" x 7' 4" (2.92m x 2.24m) Double glazed window to the front and double radiator. TV point. Laminate flooring.

BATHROOM
Double glazed window to the rear, bath with a power shower over with glass enclosure, a hand basin and bidet.
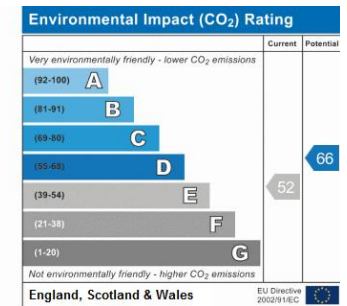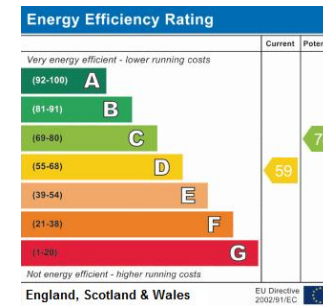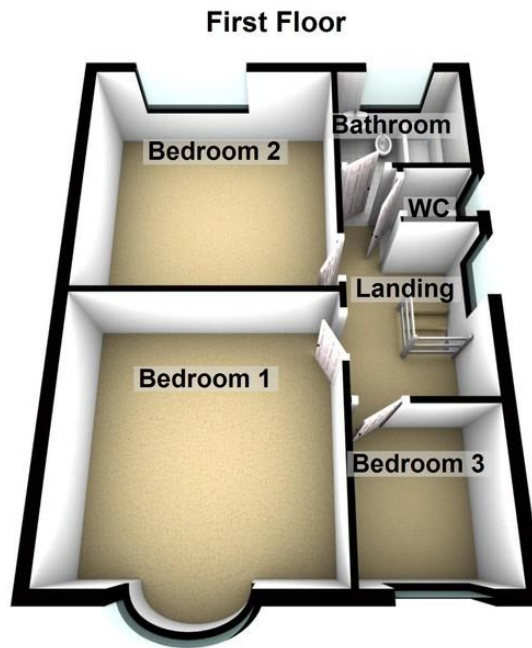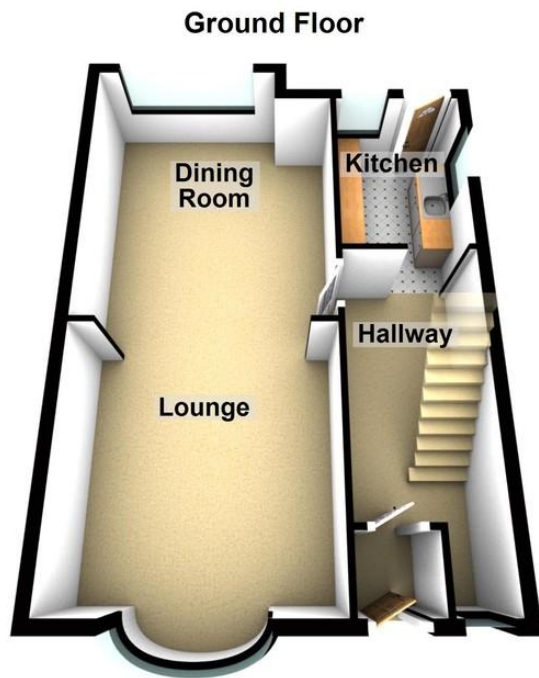
WC
Double glazed window and a low level WC.

GARDENS

To the front is a shrubbed area with mature tree. Wall closed with a path leading to the front door. The rear garden is west facing with imprinted concrete and wall enclosing with an up and over door to the side to allow off road car parking for multiple cars.

Ground Floor

Dining Room

Kitchen

Hallway

Lounge

First Floor

Bedroom 2

Bathroom

WC

Landing

Bedroom 1

Bedroom 3

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements