



## Western Avenue, offers in excess of £240,000

- Council Tax Band - D
- Filled with natural light
- Spacious kitchen
- Three bedrooms
- Two bathrooms
- Parking to rear
- Lovely garden view
- Strong local community
- EPC Rating: Awaiting



 3  1  1



## About the property

Charming terraced property with three bedrooms, two bathrooms, a garden, and parking space, located in a peaceful neighbourhood with strong community ties, ideal for families ready to renovate and personalise their dream home.





## Accommodation

### Entrance Hall

### W/C

### Lounge/Dining Room

21' 9" x 10' 8" ( 6.63m x 3.25m )

### Kitchen

13' 7" x 9' 1" ( 4.14m x 2.77m )

### Landing

### Bedroom One

10' 7" Max to recess x 10' 2" Max to recess ( 3.23m Max to recess x 3.10m Max to recess )

### Bedroom Two

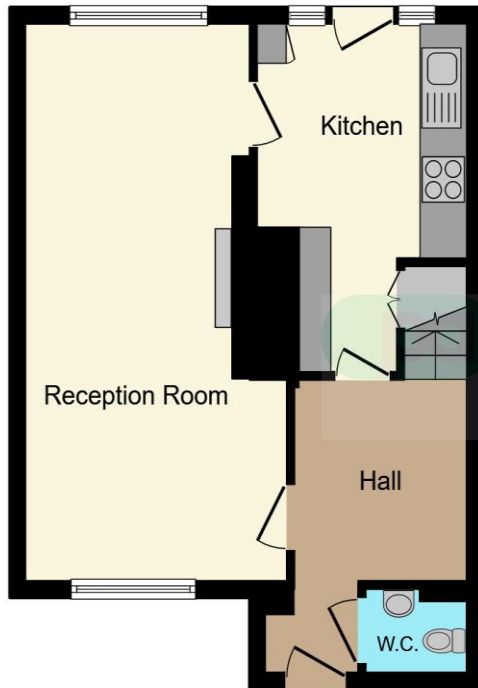
11' 1" Max to recess x 9' 2" Max to recess ( 3.38m Max to recess x 2.79m Max to recess )

### Bedroom Three

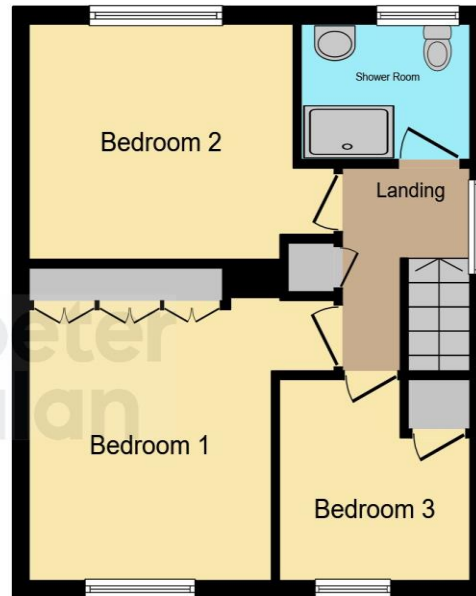
8' 2" Max to recess x 7' 9" Max to recess ( 2.49m Max to recess x 2.36m Max to recess )

### Family Bathroom

## Floorplan



**Ground Floor**



**First Floor**

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