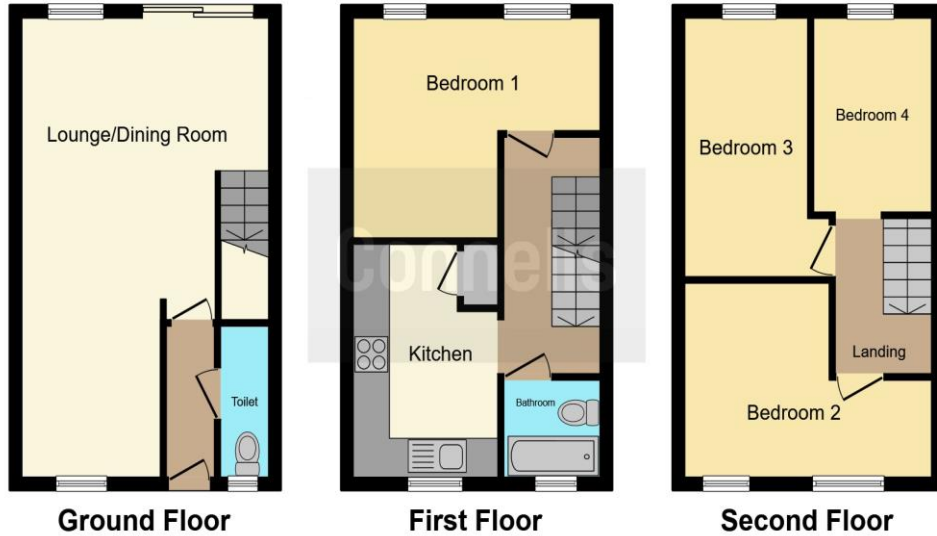




Connells
connells.co.uk 01582 592 332
FOR SALE

Connells

Swasedale Road
Luton



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Property Description

Connells Luton North bring to the market a four bedroom mid terraced spacious townhouse located in the sought after Limbury area of Luton. Swasedale Road comprises an entrance hall, cloakroom, open plan lounge/diner, family bathroom suite, kitchen area and four bedrooms, Externally the property benefits from off street parking for multiple vehicles, a good sized rear garden with extension potential STPP.

Entrance Hall

Double glazed door to front aspect.

Cloakroom

Double glazed window to front aspect. Suite comprising wash hand basin and low level wc. Radiator.

Lounge

23' 5" x 14' 5" (7.14m x 4.39m)
Double glazed windows to front aspect. Double glazed window and door to rear aspect. Television and telephone points. Radiator.

Kitchen

11' 11" x 8' 5" (3.63m x 2.57m)
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Space for a fridge. Electric oven with electric hob and cooker hood over.

Bedroom One

14' 4" x 11' 3" (4.37m x 3.43m)
Double glazed window to rear aspect. Television point. Radiator.

Bedroom Two

14' 5" x 10' 9" (4.39m x 3.28m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

13' 8" x 7' 8" (4.17m x 2.34m)

Double glazed window to rear aspect.
Television point. Radiator.

Bedroom Four

10' 7" x 6' 7" (3.23m x 2.01m)

Double glazed window to rear aspect. Built in
cupboard. Television point. Radiator.

Bathroom

Double glazed window to front aspect. Suite
comprising bath with mixer taps with shower
attachment, wash hand basin and low level
wc. Radiator.

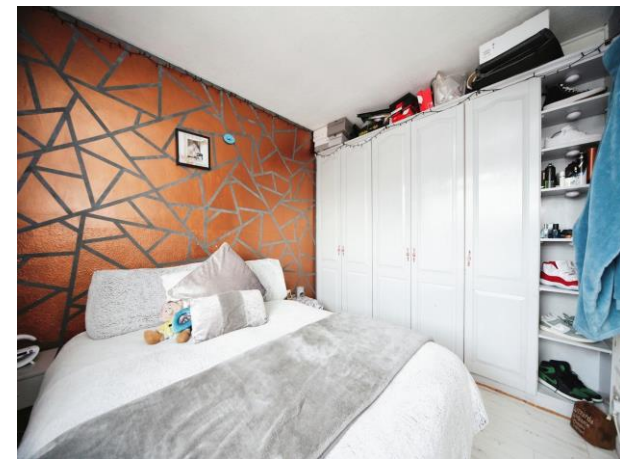
Front Garden

Off road parking.

Rear Garden

Laid to lawn with a patio area. Shed.





To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: D

view this property online [connells.co.uk/Property/LUN102481](https://www.connells.co.uk/Property/LUN102481)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUN102481 - 0007