

Peter David

Properties Ltd

Residential Sales and Lettings



**Friendly Avenue, Friendly**

**£160,000**





Welcome to Friendly Avenue - a charming location for this delightful 3-bedroom end terrace house. This property boasts large gardens both at the front and rear, providing a lovely outdoor space for relaxation and entertainment. The property benefits from solar panels as well as gas central heating and double glazing throughout.

The presence of a detached garage and driveway adds convenience and ample parking space.

The property briefly comprises of a large fitted kitchen with sliding doors to the lounge and a rear door to the garden. Upstairs there are 3 bedrooms and a shower room. Externally there is a lovely garden to the front which is a tiered patio, to the rear there is a patio garden with grassed area and access to the shed. The driveway and garage is separate and is located at the bottom of Water Hill.

- 3 BEDROOM END TERRACE
- LARGE GARDENS TO FRONT AND REAR
- SEPERATE GARAGE AND DRIVE
- GREAT LOCATION
- 2 BEDROOMS WITH FITTED WARDROBE
- COUNCIL TAX BAND B
- EPC RATING C

## Accommodation

### Entrance Hallway

Enter the property via a UPVC door with a central heating radiator providing access to the Lounge and Kitchen. Understairs Storage cupboard. Staircase then leads to the first floor.

### Lounge

10'11" x 13'0" (3.33 x 3.98)

With a fire and stone fireplace, central heating radiator and double glazed window, sliding doors to the kitchen and a door to the hallway

### Kitchen

16'8" x 8'10" (5.1 x 2.7)

The kitchen comprises of a range of matching wall and base units with complementary work surfaces and oven with extractor hood above. There is space for washing machine and dryer, Inset stainless steel sink with chrome mixer tap. Central heating radiator and double glazed window. Fire and stone surround. Door to the garden.

## 1st Floor

### Bedroom 1

10'5" x 12'0" (3.2 x 3.68)

Double bedroom with fitted wardrobes, central heating radiator and double glazed window.

### Bedroom 2

9'4" x 8'2" (2.85 x 2.5)

Double bedroom with fitted wardrobe, central heating radiator and double glazed window.

### Bedroom 3

5'10" x 6'10" (1.78 x 2.1)

Central heating radiator and double glazed window.

### Shower room

6'11" x 4'3" (2.13 x 1.3)

A panelled shower enclosure, pedestal basin and double glazed window with privacy glass.

### Seperate W.C

Fully tiled room, low flush W.C, double glazed window with privacy glass.

### External

Externally there are solar panels fitted to the roof. There is a lovely large garden to the front comprising of tiered patios, to the rear there is a patio garden with grassed area and access to the shed.

### Garage

8'2" x 16'4" (2.5 x 5)

The driveway and garage is separate and is located at the bottom of Water Hill.

### Directions

Please use the postcode HX6 2TY for sat nav directions

### PLEASE NOTE

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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## Road Map



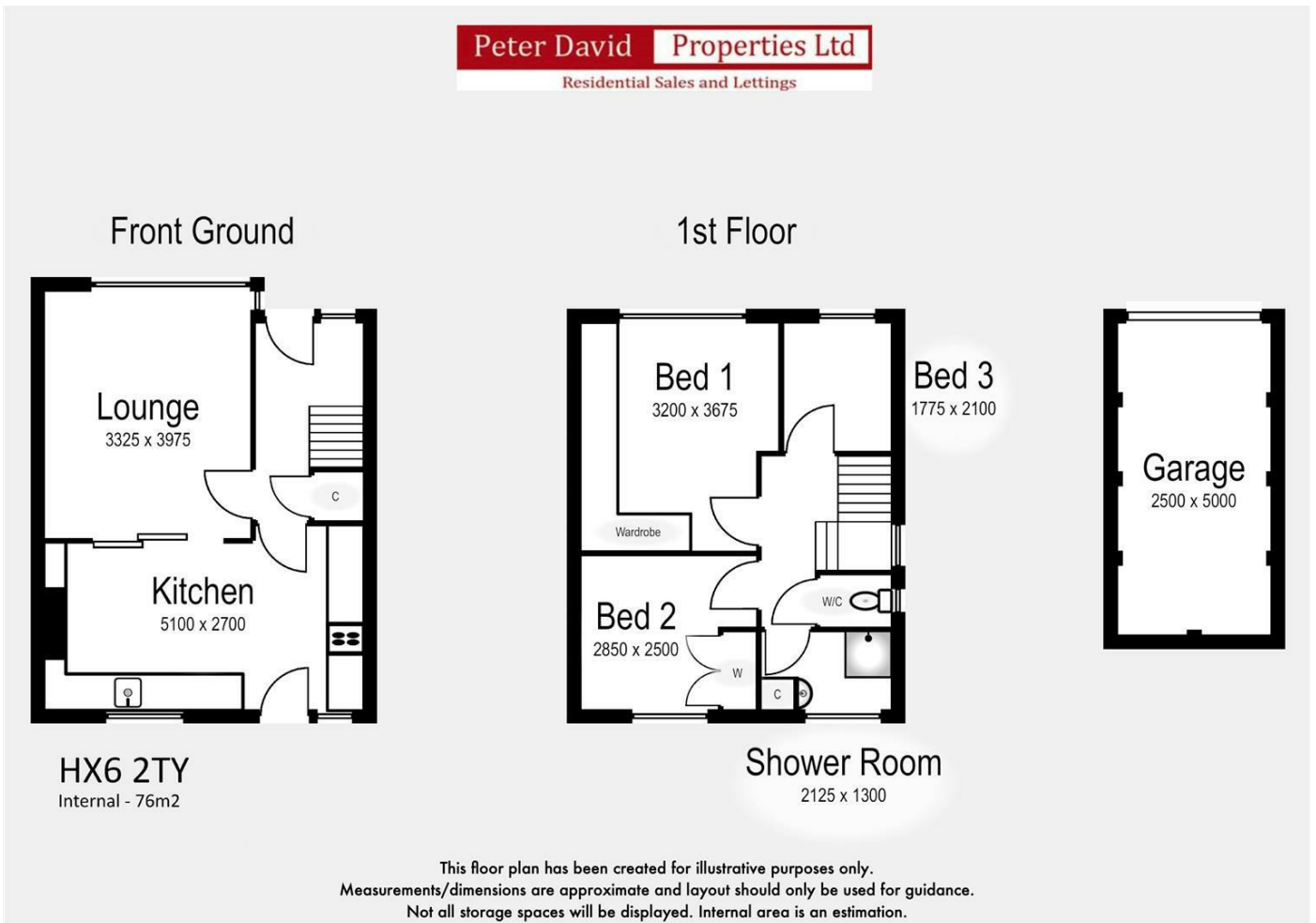
## Hybrid Map



## Terrain Map



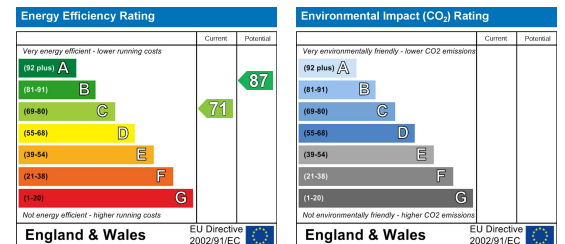
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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