



14 Westfield Avenue

| Allerton Bywater | WF10 2EQ

Offers over £152,000

Welcome to this charming mid-terrace house located on the desirable Westfield Avenue in Allerton Bywater. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family, guests, or even a home office.

The house features a well-maintained bathroom, ensuring convenience and comfort for the residents. Built in 1935, this property exudes character and history, offering a unique living experience.

Spanning across 947 square feet, this house provides a comfortable living space for its occupants. The location in Allerton Bywater offers a peaceful and picturesque setting, ideal for those seeking a tranquil lifestyle.

Don't miss the opportunity to make this house your home and enjoy the charm and warmth it has to offer. Contact us today to arrange a viewing and take the first step towards owning this lovely property on Westfield Avenue.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Lounge

14'0" x 13'3"

This is a well-proportioned lounge with a feature fireplace niche and a front aspect view. The room is neutrally decorated with carpeted flooring.

Kitchen

14'0" x 11'3"

The kitchen is spacious with ample wall and base cabinets with integrated appliances and space for under worktop appliances.

WC

7'3" x 2'9"

A practical facility on the ground floor with a white basin, integrated storage and white WC. There is additional wall storage and a chrome ladder radiator.

Bedroom

13'2" x 9'8"

The main double bedroom has a front aspect view and is a spacious size with neutral décor and carpeted flooring.

Bedroom

11'3" x 9'0"

This neutrally decorated double bedroom is also a good size and offers carpeted flooring

Bedroom

9'7" x 7'6"

This is an L-shaped single bedroom with a front aspect view.

Bathroom

The family bathroom offers a white three piece bathroom suite with shower and screen over the bath and a vanity sink with integrated storage.

Garden

The property is approached over a front garden with hedge screening on either side. The path to the main entrance adjoins an area of shingle to the front of the house. The rear garden is long with a paved patio adjoining the property and long lawn area with mature hedge screening to one side. At the end of the garden, there is an area of shingle providing parking space.

