



**1, Cumberland Avenue, Grange Park, WA10 3PR**

**£245,000**

*David  
Davies* Collection



# 1, Cumberland Avenue, Grange Park, WA10 3PR

- EPC:C
- Council Tax Band: D
- Freehold
- Detached Property
- Two Reception Rooms
- Modern Kitchen With Integrated Appliances
- Three Good Sized Bedrooms
- Double Driveway
- Family Bathroom, Ground Floor W.C., En Suite
- Great Location

David Davies Sales and Lettings Agent are delighted to be the agent to present to the sales market this three bedroomed detached modern home, based on Cumberland Avenue in Grange Park.

To the front of the property is a small garden with a driveway to fit two cars and briefly comprises; Entrance hallway, ground floor W/C, two spacious reception rooms, currently utilised as a living room and dining room which then leads into a fully fitted modern kitchen with tiled flooring.

To the first floor, we have three bedrooms, all of a good size with the added benefit of a ensuite to the master bedroom. The family bathroom completes this floor.

To the rear of the property, we have double doors from the kitchen leading to a well kept garden, a flagged area ideal for outside entertaining along with a lawned garden.

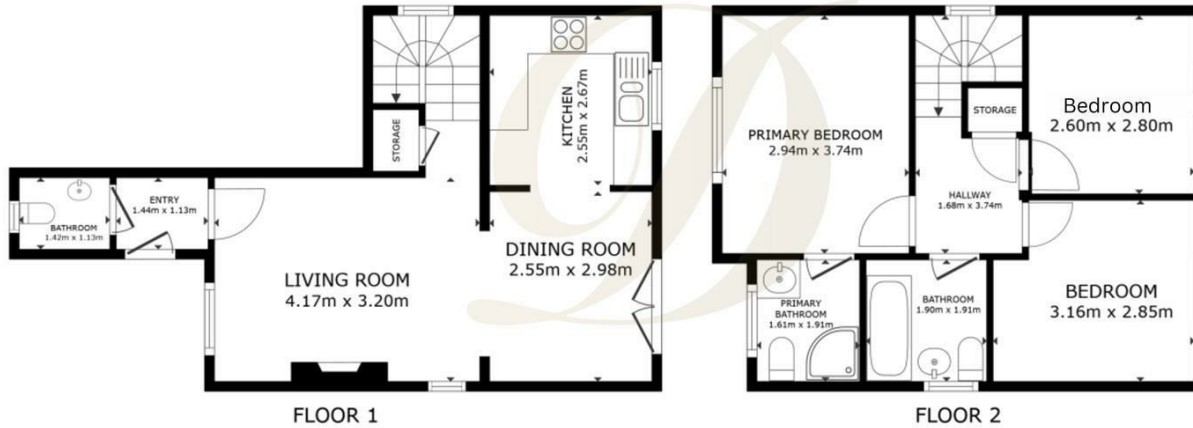
The good-sized garden is another highlight, offering a pleasant outdoor space for enjoying those summer months.

The property boasts several key features that make it an attractive option for potential buyers.

EPC:C







**David Davies**

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*David Paul Davis*

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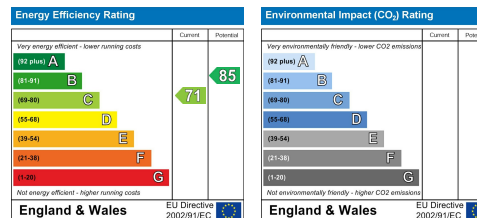
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