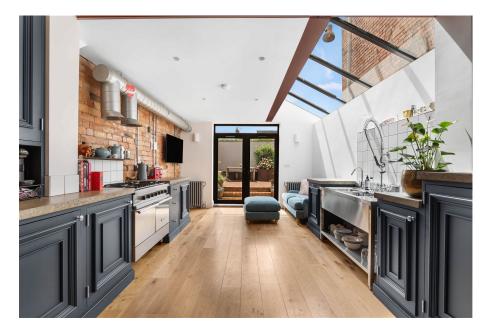






£425,000









A much improved beautifully presented, extended three bedroom detached period property, situated in the heart of Battenhall, offering a sympathetic blend of modern and character features.

Accommodation briefly comprises: Entrance Hallway, Living Room, downstairs Cloakroom, open plan Kitchen/Dining Room. To the first floor: Two Bedrooms and a Bathroom. On the second floor: Master Bedroom with En-Suite and further eaves storage.

Outside: To the front is a small foregarden and to the rear is a landscaped garden with raised patio area and planter borders.

**Kitchen/Diner** - 8.09m x 3.66m (26'6" x 12'0")

**Hallway** - 2.82m x 1.82m (9'3" x 5'11")

Living Room - 4.12m x 3.66m (13'6" x 12'0")

Bedroom 2 - 3.61m x 3.66m (11'10" x 12'0")

**Bedroom 3** - 3.62m x 2.73m (11'10" x 8'11")

**Bathroom** - 5.26m x 2.31m (17'3" x 7'6")

Bedroom 1 - 3.44m x 3.66m max (11'3" x 12'0")







- Beautifully presented renovated property
- Three Bedrooms

Two Bathrooms

- Stylish extended open plan living
- · Close to City centre
- · Landscaped garden

- · Battenhall location
- · Council Tax Band C



