



4 Birchtree Avenue

PE1 4HN

Offers in the region of £245,000



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Located in the popular location of Birchtree Avenue, Peterborough, we are pleased to offer this well presented, three bedroom, semi-detached, family home. Situated close to schools, local amenities & having good links into the city. This would make an ideal family home.

Upon entering the property you'll be greeted by a good sized entrance hall with staircase leading to the first floor. On the ground floor you'll find a well presented, light & airy living room with access directly leading onto the garden patio, this home also boasts a cosy separate dining room with window overlooking the garden. You'll find a good sized kitchen off the dinning room also benefiting from garden views & a built in breakfast bar overlooking the front of the home. Upstairs you have 3 good sized double bedrooms, with two having views of the garden and third having built in storage cupboard, overlooking the front of the property. Off the landing you'll find a well presented family bathroom with built in storage.

The front of the property has ample off road paved parking, for at least two cars & a small sized front garden laid to lawn. At the rear of the home you have an enclosed garden area, laid to lawn with a generous patio area which you can gain access from either the living room or side entrance to the property.

Tenure: Freehold
Council Tax Band: A





Entrance Hall:

Living Room:

13'11" (max) x 13'4" (max) (4.26m (max) x 4.08m (max))

Dining Room:

10'7" (max) x 10'4" (max) (3.23m (max) x 3.17m (max))

Kitchen:

12'2" x 7'8" (3.73m x 2.35m)

Access:

Landing:

Bedroom One:

13'11" (max) x 9'11" (max) (4.25m (max) x 3.03m (max))

Bedroom Two:

9'1" x 10'7" (2.78m x 3.23m)

Bedroom Three:

12'3" x 11'10" (max) (3.75m x 3.63m (max))

Bathroom:

8'1" (max) x 6'3" (max) (2.48m (max) x 1.91m (max))



Floor Plan



Viewing

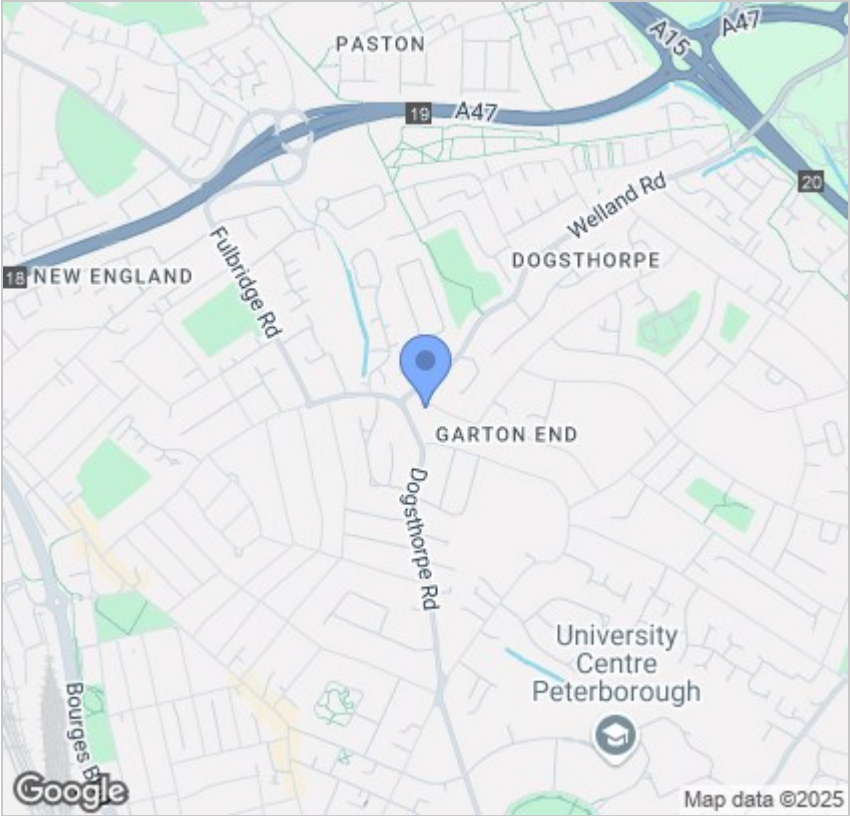
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

