






12 Wansbeck Avenue,
Offers Over £275,000

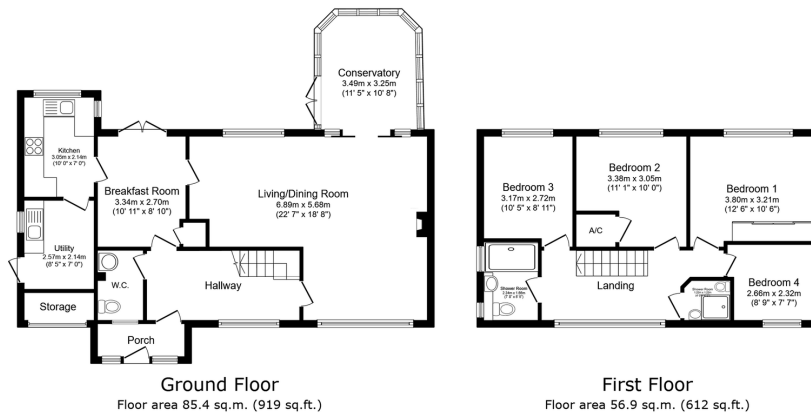
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- Detached Family Home
- Four Well Proportioned Bedrooms
- Walk-In Shower Room, Separate Shower Cubicle & Downstairs WC
- Large L-Shaped Living & Dining Room With Log Burner
- Conservatory & Garden Room
- Garage Storage & Utility Space
- Fantastic Sized East Facing Rear Garden
- Double Driveway
- Generous Hallway & Landing Space
- Desirable Residential Location



A well proportioned family home within a desirable location close to local schooling, several local amenities & bus links, as well as the open green space along the River Wansbeck. This detached four bedroom home has a great deal to offer with over 1500 sqft of internal space to enjoy. The reception rooms include a super L-shaped living & dining room (that includes a log burner) with a great sized conservatory beyond offering views over the show stopping rear garden. Directly off the entrance hall, beyond the separate WC there is an internal breakfast room, with the current kitchen tucked in behind the integrated garage storage & utility. (I say 'current kitchen' as there is clear potential to completely revamp & reconfigure this area). Upstairs alongside the four bedrooms, there is a modern walk-in shower room as well as a separate shower backing the 4th bedroom. As well as the incredible rear garden, there is a mature front garden & double driveway.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk

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