

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.

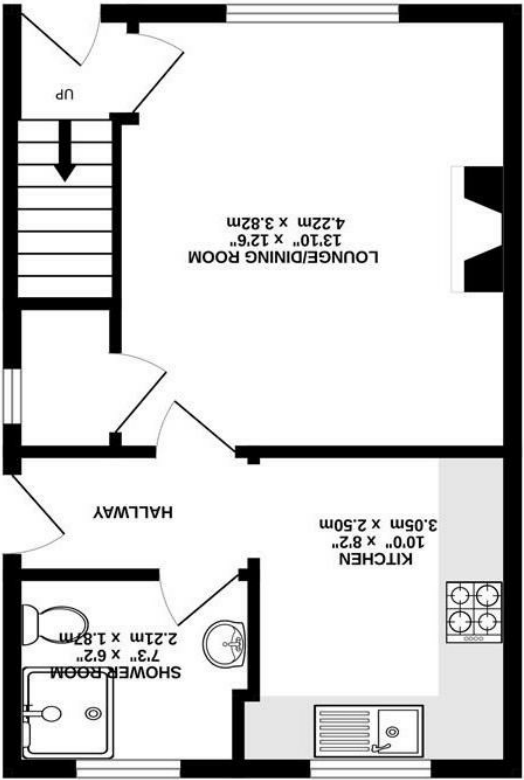
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

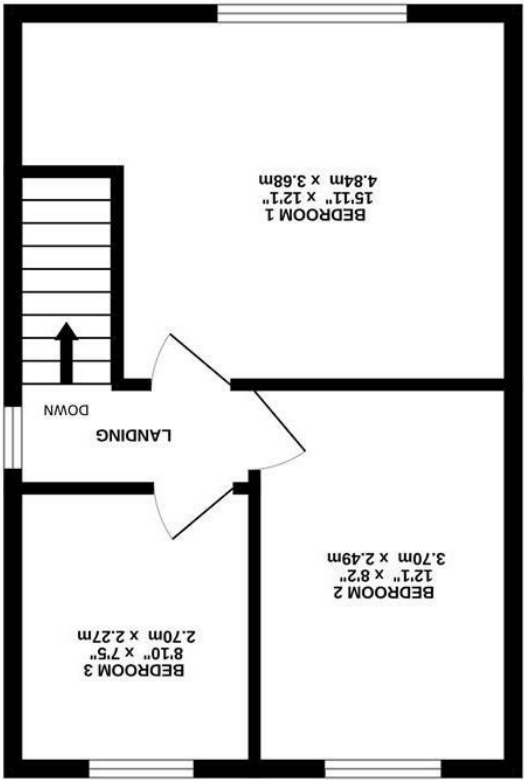
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.

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TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.



GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.

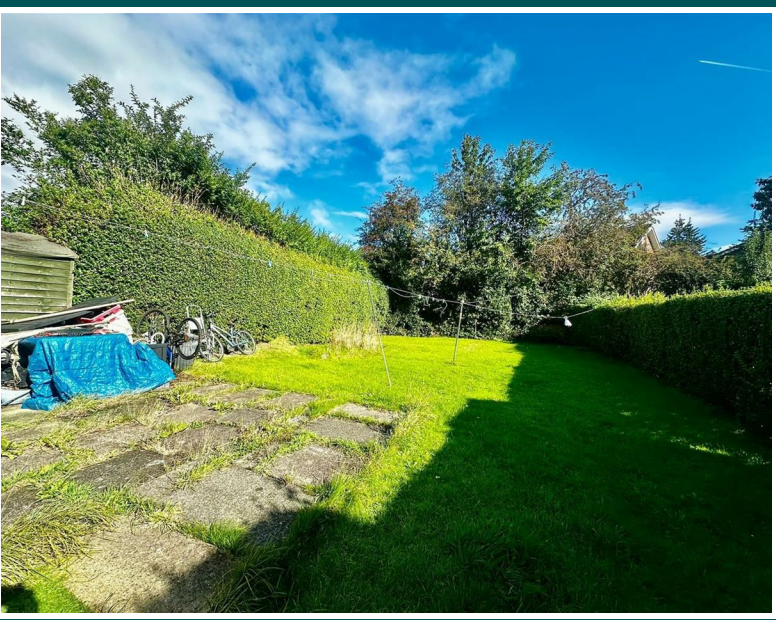


1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.

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£300,000



18 SPRINGWOOD AVENUE
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Springwood Avenue presents a charming Three-Bedroom Semi-Detached Home with Excellent Potential.

Description

Nestled on a quiet and highly sought-after road, this three-bedroom semi-detached property offers a fantastic opportunity for buyers seeking a home with room to grow. While the house would benefit from some general TLC, it presents an ideal canvas for those looking to add their personal touch or explore the potential for significant extensions.

The property is arranged over two floors. On the ground floor, you'll find a welcoming entrance vestibule, a comfortable lounge, a fully fitted kitchen, and a recently renovated shower room.

Upstairs, there are three well-proportioned bedrooms and the main family bathroom.

Externally, the property boasts paved parking to the side, a generous side garden, and a spacious rear garden—perfect for families or those considering a double-storey, wrap-around extension, or a combination of both (subject to planning permission).

Offered to the market with NO ONWARD CHAIN, this property is a must-see for those seeking to create their dream home in a desirable location.

Call today to arrange a viewing!

Entrance Vestibule

Lounge / Dining Room

Kitchen

Shower Room

Hallway

Bedroom One

Bedroom Two

Bedroom Three

Tenure

We believe the Tenure to be Freehold.