



- 3 Bed End Terraced House
- Refitted Breakfasting Kitchen
- Gardens
- Great First Purchase/Family House

- Well Presented
- Bathroom/WC with Shower
- Gas CH & SUDG

- Lounge
- Detached Garage
- Well Established Residential Area

A well presented 3 bedroomed end terraced house, pleasantly situated within this well established residential area. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Lounge and on to an Inner Hall and the Breakfasting Kitchen, refitted with a range of wall and base units, sink unit, split level oven, 4 ring ceramic hob with extractor over, plumbing for a dishwasher and door to the rear garden. The Bathroom, also off the inner hall, is fitted with a low level wc, wash basin with storage under and mirror over, panelled bath with rainhead and hand held showers over and tiled surrounds, chrome towel warmer and storage cupboard. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is to the front, with Bedrooms 2 and 3 both to the rear. There is also a Detached Garage with up and over door.

Externally, there is a lawned and paved front garden with wrought iron gates opening to a driveway alongside the house, to the garage to the rear. The Rear Garden has decking with a lawn beyond and fence surround, ideal for family use.

Roman Avenue is conveniently situated, linking Welbeck Road with Fossway, well placed for schools and other amenities. There are good road and public transport links into the city and other surrounding areas.

#### Entrance Hall

**Lounge 15'4 x 12'2 (4.67m x 3.71m)**

**Breakfasting Kitchen 13'10 x 9'8 (4.22m x 2.95m)**

#### Inner Hall

**Bathroom/WC 8'9 x 5'6 (2.67m x 1.68m)**

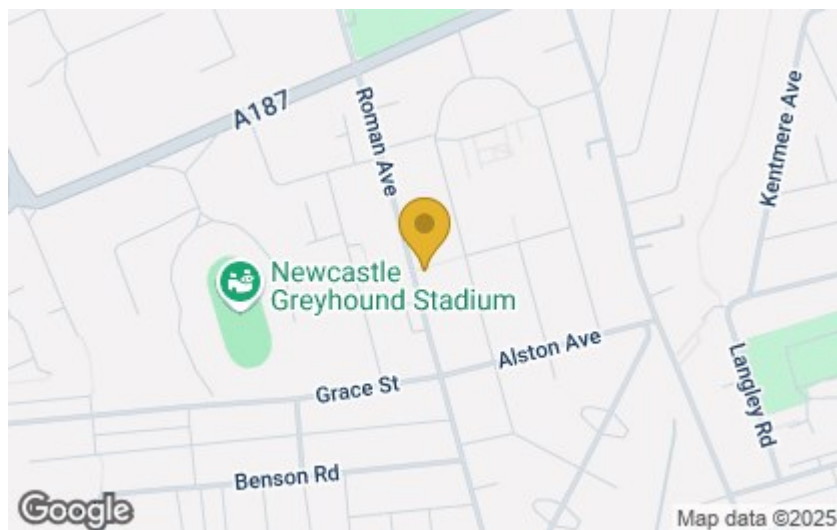
#### First Floor Landing

**Bedroom 1 10'2 x 16'2 (max into 'robes) (3.10m x 4.93m (max into 'robes))**

**Bedroom 2 12'6 x 7'4 (3.81m x 2.24m)**

**Bedroom 3 9'0 x 8'2 (2.74m x 2.49m)**

#### Detached Garage



Energy Performance: C

Council Tax Band: A

Distance from Wellbeck Academy: 0.4 miles

Distance from Walkergate Community School: 0.4 miles

Distance from Metro: 0.6 miles

Distance from Village Centre:

*All distances are approximate*

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.