

Bayford Avenue, Sheldon



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£300,000

Bayford Avenue, Sheldon

- Semi-Detached
- Two Storey Rear Extension
- En-suite Bedroom
- Gas Central Heating
- Off-Road Parking
- Well Presented
- Ground Floor WC
- UPVC Double Glazing

Tenure: Freehold
Council Tax Band: B

The heart of the home is undoubtedly the spacious kitchen/lounge area, which has been thoughtfully designed to create a warm and inviting atmosphere. This area is ideal for both casual dining and socialising, making it a wonderful space for family meals or entertaining friends.

The property benefits from a two-storey rear extension, which enhances the living space and adds to the overall appeal of the home. The extension allows for a more flexible layout, accommodating various lifestyle needs.

Additionally, off-road parking is available, providing convenience and peace of mind for residents and their guests. The outdoor space is perfect for enjoying the fresh air, whether it be for a morning coffee or an evening barbecue.

In summary, this semi-detached house on Bayford Avenue is a fantastic opportunity for those looking for a well-appointed home in a desirable location. With its spacious interiors, modern features, and off-road parking, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

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Lounge

4.26m x 2.99m (13'11" x 9'9")
Double glazed bay window to front, wood flooring, ceiling light, wall mounted radiator

Kitchen/Dining Room

4.80m x 2.70m (15'8" x 8'10")
Benefits from a rear extension, wood flooring, ceiling downlights, dining and living area, worktop, storage cupboards. Integrated appliance include oven, gas cooker with extractor hood.

WC

Ground floor WC, toilet, sink, ceiling light

Bedroom 1

6.38m x 2.00m (20'11" x 6'6")
Benefits from a double storey extension, wood flooring, ceiling light, wall mounted radiator

Bedroom 2

3.10m x 3.00m (10'2" x 9'10")
Double glazed window to front, wood flooring, ceiling light, wall mounted radiator

Bedroom 3

5.50m x 2.10m (18'0" x 6'10")
Benefits from a double storey extension, double glazed window to rear, wood flooring, ceiling light, wall mounted radiator, access to:

Bedroom 3 En-Suite

Shower cubicle with shower unit, sink with mixer tap, toilet, ceiling light

Bathroom

1.99m x 1.60m (6'6" x 5'2")
Privacy double glazed window to front, bath, pedestal sink with mono taps, toilet, ceiling light

Rear Garden

Patio, laid lawn, fence panels to boundaries, storage shed

Directions

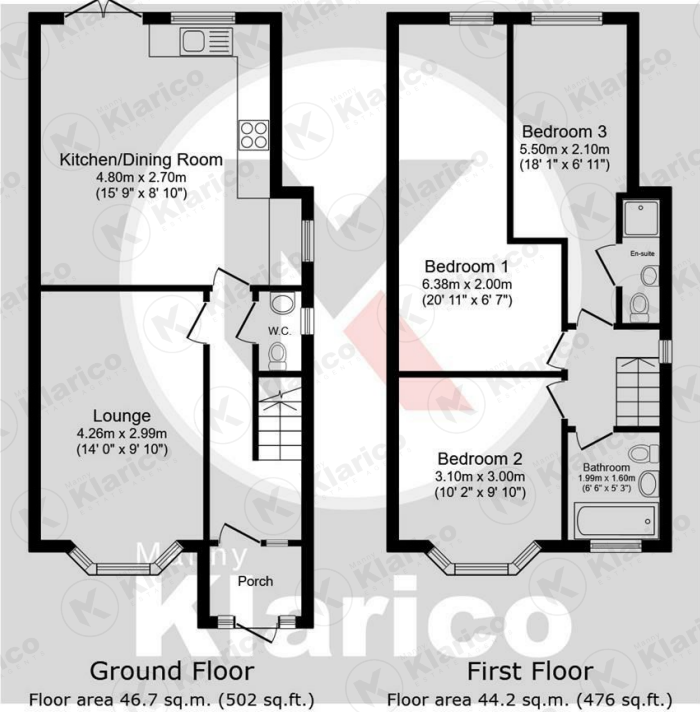


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Total floor area: 90.9 sq.m. (978 sq.ft.)

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).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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