



Beech Avenue | | Bradley | LL11 4DG

Offers in the region of £237,500



ROSE RESIDENTIAL

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This charming property offers a stylish kitchen with high-gloss units and integrated appliances, a bright reception room with feature fireplace, three bedrooms and a modern bathroom. Half of the loft has been converted to a potential fourth bedroom, with additional storage. Outside, a large driveway leads to a garage, and the low-maintenance rear garden features a patio, artificial lawn, summerhouse, and side patio

Approach

The property is accessed via a side facing, part glazed UPVC door which opens directly into the kitchen.

Kitchen

7'10" x 13'4" (2.39m x 4.08m)

Stylishly appointed with a range of high-gloss base and wall units, complemented by work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and UPVC double glazed window above, overlooking the side garden. Appliances include a four ring gas hob with stainless steel extractor hood above, integrated electric oven and integrated fridge/freezer, with space and plumbing for a washing machine. The kitchen further benefits from a pantry cupboard, side facing UPVC glazed door and radiator.

Hallway

The spacious inner hallway provides access to all rooms within the property, as well as to the loft conversion via a ladder.

Lounge

10'7" x 17'10" (3.25m x 5.45m)

A welcoming reception room with a large front facing UPVC double glazed window, feature fireplace with mantel, fitted carpet and radiator.





Bedroom One

10'9" x 10'7" (3.30m x 3.24m)

With a UPVC double glazed window to the rear, radiator and fitted carpet. The room also benefits from a spacious walk-in wardrobe/office space, which was previously an en-suite. To the vendor's knowledge, the pipework remains in place and could be reinstated if required.

Bedroom Two

7'10" x 10'9" (2.41m x 3.30m)

Currently utilised as a dining room, this versatile space could equally serve as an additional bedroom. It benefits from rear facing UPVC glazed patio doors opening onto the garden, a radiator, and laminate flooring.

Bedroom Three

11'1" x 8'1" (3.40m x 2.47m)

The smallest of the three bedrooms, yet still a comfortable double. It features a front facing UPVC double glazed window, radiator and fitted carpet.

Bathroom

Fitted with a modern white suite comprising a panelled bath with wall mounted shower over, low level WC and pedestal wash basin. There is also a rear facing UPVC double glazed window with privacy glass, heated towel rail and herringbone effect flooring.

Attic Space

Half of the attic space has been converted to provide a fourth bedroom, accessed via a loft ladder from the hallway. The room features a Velux roof light, side facing UPVC glazed window, radiator and fitted carpet. The remaining attic space offers ample storage.

External

Set on a generous plot, the property benefits from a spacious driveway to the front, providing ample off road parking and access to the single garage. The rear garden has been thoughtfully designed for low maintenance, with a paved patio, artificial lawn, and a charming summerhouse. A further small paved patio to the side is bordered by mature shrubbery, adding privacy.

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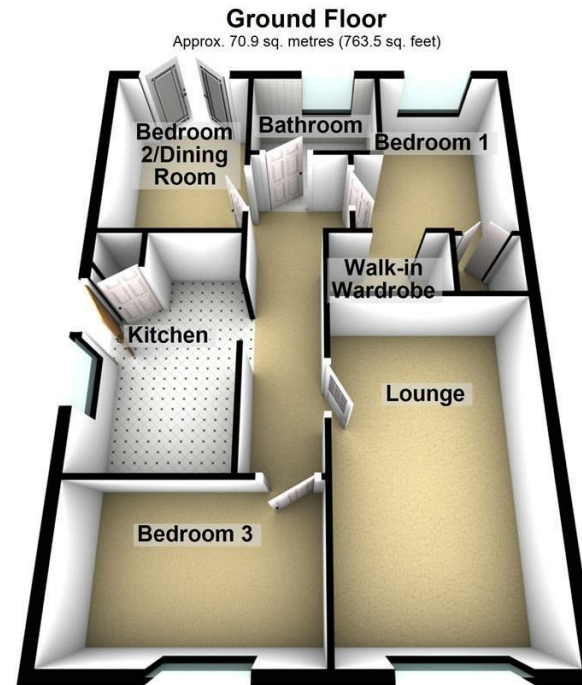
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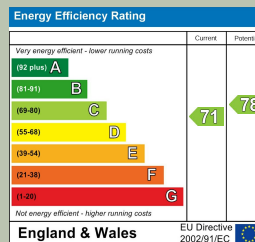
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Total area: approx. 70.9 sq. metres (763.5 sq. feet)



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