



Connells
connells.co.uk 01582 450 999
FOR SALE

Connells

Alder Crescent
Luton



Property Description

Connells Are Proud To Present This Rarely Available 3 Bedroom Semi-Detached House Situated In The Bishopscote Area With Very Good School Catchment. The Ground floor offers an Entrance Hall, Lounge, Dining Room, and Fitted Kitchen, Whilst Upstairs You Have 3 Good Size Bedrooms And Family Bathroom. The Property Further Benefits From A Front And Rear Garden, Driveway And Double Garage To Rear.

Entrance Hall

Double glazed door to front. Radiator,

Lounge

13' 7" x 12' 1" (4.14m x 3.68m)
Double glazed bay window to front. Gas fire. Radiator.

Dining Room

12' 1" x 12' 5" (3.68m x 3.78m)
Double glazed window to rear. Gas fire. Radiator.

Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Under stairs storage. Fully tiled. Radiator, Double glazed window to side. Double glazed door to side.

Landing

Storage cupboards. Loft hatch.

Bedroom One

12' 3" x 11' 6" (3.73m x 3.51m)
Double glazed window to front. Radiator.

Bedroom Two

12' 1" x 12' (3.68m x 3.66m)
Double glazed window to front. Radiator. Combi boiler. Storage cupboard. Built in wardrobe.

Bedroom Three

12' 6" x 8' 8" (3.81m x 2.64m)
Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Corner bath with shower attachment. Radiator. Fully tiled. Double glazed window to front.

Outside

Front Garden

Block paved driveway to front.

Rear Garden

Paved patio area. Side access.

Outbuilding

18' 6" x 18' 1" (5.64m x 5.51m)





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

view this property online connells.co.uk/Property/LUT316463



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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