









welcome to

Marne Avenue, Clayton Bradford

A well appointed extended three bedroom semi detached offering three great size bedrooms and sat on a great plot with parking and garage.













Entrance Area

From the rear access into the entrance hall which has great size storage cupboards.

Lounge

21' 2" max x 11' 10" into recess (6.45m max x 3.61m into recess)

With two windows to the front elevation, gas central heating radiator and feature fireplace.

Kitchen/ Diner

15' 5" x 9' 9" (4.70m x 2.97m)

Modern fitted kitchen with a range of base and wall units incorporating stink and drainer with work surfaces. Built in electric oven and gas hob and plumbing for washing dishwasher. Window to the rear and patio doors leading to the rear garden.

Landing Bedroom One

15' 5" \times 9' 8" into recess (4.70m \times 2.95m into recess) With two windows to the rear and gas central heating radiator.

Bedroom Two

13' 4" x 9' 1" (4.06m x 2.77m) With two windows to the front and gas central heating radiator.

Bedroom Three

9' 1" x 7' 6" (2.77m x 2.29m)

With window to the front and gas central heating radiator.

Bathroom

Modern fitted four piece suite comprises stand freestanding bath, shower cubicle, wash hand basin and WC. With window to the rear.

Outside

Sat on a great plot with good size lawn garden areas to the front and rear with garage at the rear.

Garage

With up and over door with power.





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Marne Avenue, Clayton Bradford

- Extended
- Three Bedrooms
- Garage
- Gardens to the front and rear
- Price £220,000

Tenure: Freehold EPC Rating: D

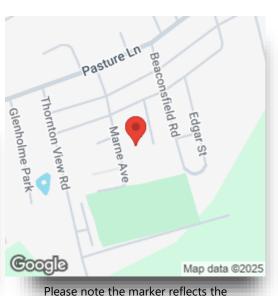
Council Tax Band: C

£220,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116407



Property Ref: BDF116407 - 0004 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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