

Spinkhill Avenue,

## welcome to

## Spinkhill Avenue,

Ideal for families, this 3-bed semi-detached home offers a lounge, dining kitchen, bathroom, front and rear gardens, and off-street parking. Located on Spinkhill Avenue with easy access to shops, schools, and transport links. Viewings recommended, no chain.













#### **Porch**

Having an entrance porch and a door leads to the hallway

#### Hall

Stairs leads to the first floor accommodation.

## **Dining Kitchen**

14' 1" x 9' 3" ( 4.29m x 2.82m )

Having wall and base units, sink unit and work surfaces. Cooker position, space and plumbing for the washing machine. Front and side facing double glazed windows and radiator.

#### Lounge

15' 9" x 10' 9" ( 4.80m x 3.28m )

Rear facing double glazed window and radiator. A door leads to the garden

#### Landing Bedroom One

12' 6" x 9' 3" ( 3.81m x 2.82m )

Front facing double glazed window and radiator.

#### **Bedroom Two**

13' 2" x 9' 3" ( 4.01m x 2.82m )

Rear facing double glazed window and radiator.

#### **Bedroom Three**

8' 2" x 6' 3" ( 2.49m x 1.91m )

Rear facing double glazed window and radiator.

#### Bathroom

A suite comprising bath, wc and wash hand basin. Front facing double glazed window.

#### Gardens

There are lawned gardens to the front and rear of the property.

### **Driveway**

There is a drive to the front of the property.





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## Spinkhill Avenue,

- Semi detached property
- Three bedrooms
- Driveway
- Gardens
- No chain

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £160,000







Coople Map data @2025 Google

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114607



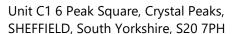
Property Ref: CPK114607 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance 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.



william h brown









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