



Sicey Avenue,



welcome to

Sicey Avenue,

GUIDE PRICE £140,000- £150,000A spacious three bedroom semi-detached home benefitting from a conservatory, generous garden and off road parking. Located in the popular S5 postcode and close to local amenities.



Ground Floor Accommodation

Main Reception Hall

With a modern double-glazed entrance door, staircase to the first floor accommodation, and a part-glazed panel door leading through to the main lounge.

Lounge

14' maximum x 14' (4.27m maximum x 4.27m)

Enjoyed a UPVC double-glazed window to the front elevation with a radiator beneath, a second single-panel radiator, dado rail, Open reach telephone points, stone TV plinth to each chimney recess, a log-effect gas fire, and coving.

Dining Kitchen

9' 4" x 17' 1" (2.84m x 5.21m)

With a UPVC double-glazed entrance door and a UPVC double-glazed window. There are eye-level wall units and matching base/drawer units, roll-top work surfaces incorporating a stainless steel 1/2 bowl sink unit with a chrome-style hot and cold mixer tap. There is under-counter plumbing for a washing machine or dryer, under-counter space for a fridge freezer, a gas cooker point, tiled floor, tiled splashbacks, a wall-mounted corner cupboard housing a wall-mounted gas boiler. An understairs store cupboard with a UPVC double-glazed window and internal lighting completes the space.

Conservatory

4' 6" x 6' (1.37m x 1.83m)

With a UPVC double-glazed stable-style door, UPVC double-glazed windows, and a frosted polycarbonate-style roof.

First Floor Accommodation

Landing

With a UPVC double-glazed window to the side elevation and access to the loft.

Bedroom One

10' 6" into wardrobes x 10' 10" (3.20m into wardrobes x 3.30m)

With a UPVC double-glazed window to the front elevation, a single radiator, a fitted bank of wardrobes along one wall with two doors featuring a part-mirror finish, and a matching dressing table with drawer units.

Bedroom Two

8' 11" x 12' 8" (2.72m x 3.86m)

With a UPVC double-glazed window to the rear elevation and a single-panel radiator.

Bedroom Three

9' 4" x 7' 11" (2.84m x 2.41m)

With a UPVC double-glazed window, a single radiator, and a corner cupboard with internal shelving.

Bathroom/Wet Room

With a UPVC double-glazed window, a single radiator, a white low-flush W/C, a pedestal wash basin, a Redring Selectronic Premier shower, a tiled bulkhead with a wooden top, and tiled walls.

Outside

The property stands in grounds that offer a pleasant rear garden with two patio areas, dwarf walling, an established lawn section, and a garden shed. There is gated access to an area beyond the boundary that could potentially provide off-street parking. The front of the property is also well-established with brick and wrought iron walling.



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welcome to Sicey Avenue,

- GUIDE PRICE £140,000- £150,000
- A THREE BEDROOM SEMI-DETACHED HOUSE
- OFF-STREET PARKING PROVIDED BY A DRIVEWAY
- A GOOD-SIZE REAR GARDEN
- KITCHEN DINER AND LOUNGE

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SBC107631 - 0010

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