



Meadow Gate Avenue,

welcome to

Meadow Gate Avenue,

*****GUIDE PRICE £180,000-£190,000*****Two-bedroom home in Sothall featuring a spacious lounge, modern kitchen/diner with garden access, two bedrooms, and a stylish bathroom. Low-maintenance rear garden, front driveway, and close to local shops and schools—ideal for first-time buyers.



Hall

Having an entrance door.

Lounge

16' x 11' 6" (4.88m x 3.51m)

Having a front facing double glazed window, radiator and an open staircase leading to the first floor accommodation.

Kitchen / Dining Room

9' 8" x 11' 6" (2.95m x 3.51m)

Having a range of wall and base units with integrated appliances such as an integrated fridge and oven, a gas hob, space for a washing machine, radiator, extractor fan, tiled backsplash and a rear facing double glazed window. Has access to the rear garden via a back door.

Landing

Having a side facing double glazed window.

Bedroom One

9' 8" x 11' 6" (2.95m x 3.51m)

Having a rear facing double glazed window and a radiator.

Bedroom Two

12' 6" x 8' 5" (3.81m x 2.57m)

Having a front facing double glazed window, radiator and cupboard providing additional storage space.

Bathroom

7' 4" x 4' 8" (2.24m x 1.42m)

A tiled suite having a bath above a shower, a concealed Wc unit, vanity sink unit with a mirrored bathroom cabinet above, heated towel rack and a front facing double glazed window.

Garden

Having a low maintenance enclosed rear garden with a patio area to the top of the garden, an artificial grass section that leads to the decked seating area with a bar.



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Meadow Gate Avenue,

- *****GUIDE PRICE £180,000-£190,000*****
- MODERN INTERIORS THROUGHOUT
- LOW MAINTENANCE GARDEN
- OFF STREET PARKING
- ACCESS TO AMENITIES

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

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114635 - 0003

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