

Meadow Gate Avenue,

welcome to

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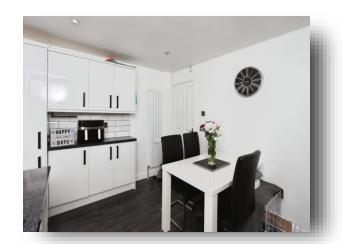
*****GUIDE PRICE £180,000-£190,000*****Two-bedroom home in Sothall featuring a spacious lounge, modern kitchen/diner with garden access, two bedrooms, and a stylish bathroom. Low-maintenance rear garden, front driveway, and close to local shops and schools—ideal for first-time buyers.













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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- *****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 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks, SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.