



Mount Avenue, HALIFAX HX2 0LF

welcome to

Mount Avenue, HALIFAX

Offered with no onward chain is this three bedroom semi-detached property situated in the popular location of Norton Tower, Offers Over £180,000. Benefitting from off street parking, front & rear gardens & lovely views. Spacious living throughout and would make a great family home. Call us to view!



Entrance Porch

Enter the property through a UPVC door to the front elevation into the entrance porch where there is double glazed window to the side a composite door which provides access to the entrance hall.

Entrance Hall

With double glazed windows to the front elevation, ceiling light point and electric radiator. There is carpeted flooring and staircase to the first floor.

Lounge

12' 5" max x 10' 11" max (3.78m max x 3.33m max)
Spacious lounge with a double glazed window to the front elevation, ceiling light point and gas fire. Providing ample space for free standing furniture and the lounge itself has carpeted flooring.

Dining Room

10' 11" max x 10' 11" max (3.33m max x 3.33m max)
With a double glazed window to the rear elevation, striplight and gas fire. The dining room provides ample space for free standing furniture and has carpeted flooring.

Kitchen

10' 4" x 5' 2" (3.15m x 1.57m)
Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer. There is a double glazed window to the side elevation, UPVC door which leads to the rear garden, striplight, gas hob & electric oven. The kitchen provides space for a fridge freezer and plumbing for a washing machine. The kitchen itself has tiled walls & vinyl flooring.

First Floor Landing

With a double glazed window to the side elevation, ceiling light point and loft hatch. The first floor landing benefits from a useful storage cupboard, has carpeted flooring and provides access to the first floor accommodation.

Bedroom One

12' 10" max x 10' 4" max (3.91m max x 3.15m max)
Double bedroom with a double glazed window to the front elevation, ceiling light point and carpeted flooring. The bedroom provides ample space for free standing furniture.

Bedroom Two

11' 2" max x 10' 3" max (3.40m max x 3.12m max)
Bedroom two also a double bedroom with carpeted flooring, ceiling light point and a double glazed window to the rear elevation. The bedroom provides space for free standing furniture and benefits from lovely views.

Bedroom Three

6' 8" x 6' 2" (2.03m x 1.88m)
With carpeted flooring, ceiling light point, double glazed window to the side elevation and original window to the front.

House Bathroom

The house bathroom comprises of a low level w/c, wash hand basin, bath with mixer tap and shower attachment. There is a frosted double glazed window to the rear elevation, ceiling light point and the bathroom itself has vinyl flooring.

Externally

To the front of the property there is driveway providing off street parking and lawned garden with flowerbeds. To the side of the property, there is a locked under stairs storage area adjacent to the kitchen external door. To the rear is a paved and lawned garden with flowerbeds. The gardens would be great for enjoying the summer months.



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welcome to

Mount Avenue, HALIFAX

- **OFFERS OVER £180,000**
- NO ONWARD CHAIN
- HIGHLY DESIRABLE CUL-DE-SAC LOCATION
- DRIVEWAY & GARDENS
- VIEWS TO THE REAR

Tenure: Freehold EPC Rating: E

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113819 - 0004

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