



**Sharman
Quinney**
www.sharmanquinney.co.uk
STANGROUND 01733 896222
for sale

Poulter Avenue, Peterborough
£260,000 Freehold

**Sharman
Quinney**

Key Features



- Extended Semi-Detached Family Home
- Three Bedrooms
- 38' max Long Lounge/Dining & Family Room
- 17' Long Kitchen/Breakfast Room
- Downstairs Cloakroom

Ideal family home located close to local schools and local shops, this extended Semi-Detached Home offers spacious accommodation downstairs which in brief includes, Entrance Hall with stairs to the to the first floor landing and doors to, Open Plan Lounge/Dining and Family Sitting Room with double glazed sliding doors to the rear garden, Two Piece Downstairs Cloakroom, Opening to the fitted Kitchen/Breakfast Room with a range of fitted base and eye level units, cupboards and drawers, worktop space, single drainer sink unit built- in gas hob, electric oven, space for fridge freezer and plumbing for washing machine. Upstairs First Floor Landing has doors to the Three Bedrooms and to the three piece Family Bathroom. Outside, driveway provided off road parking, through the doubles leads to the Single Garage, established rear garden and to the Workshop



which has light and power connected.

Entrance Hall - 14'2"max x 6'3"max (including stairs)

Open Plan Lounge/Dining/Family Sitting Room - 38'max x 10'9"max

Downstairs Cloakroom - 4'3" x 3'7"

Kitchen/Breakfast Room - 17'3"max x 7'3"max

First Floor Landing - 7'4"max x 7'4"max (including stairs)

Bedroom 1 - 14'5"max x 11'max (including window)

Bedroom 2 - 11'1"max x 10'7"max (including airing cupboard)

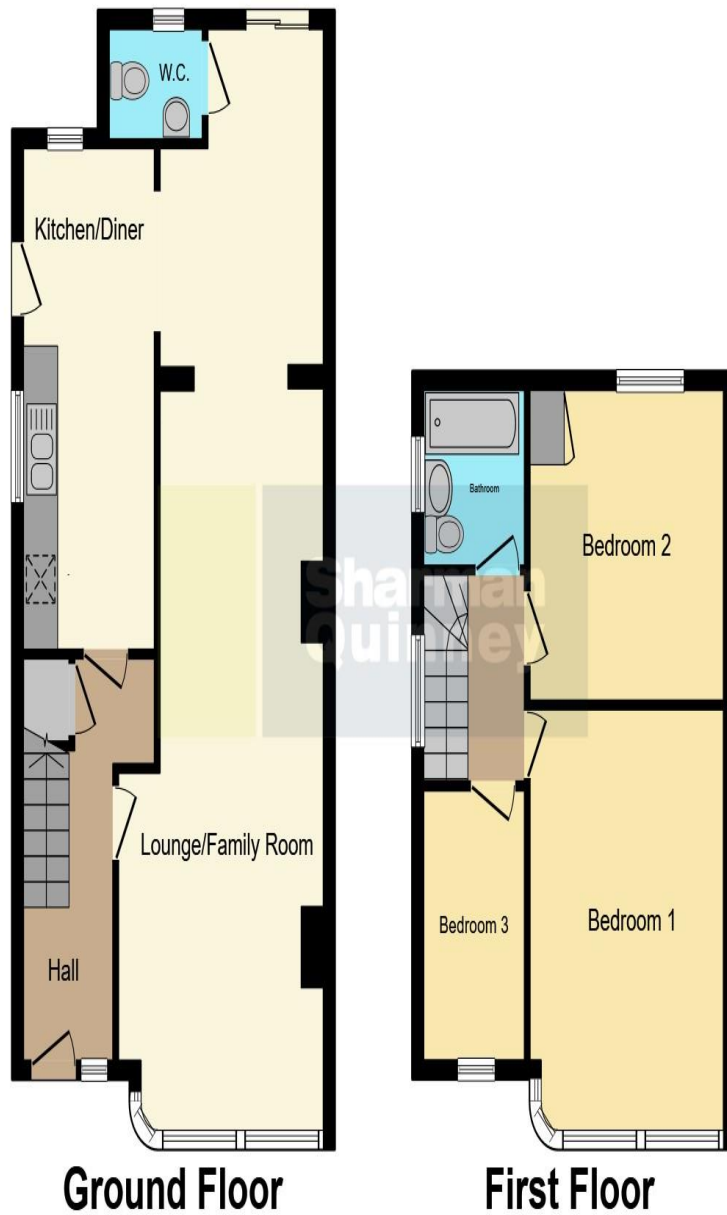
Bedroom 3 - 9'4" x 7'5"

Family Bathroom - 7'3"max x 5'9"max

Single Garage - 17'8"max x 8'3"max

Workshop - 11'8"max x 7'9"max





Ground Floor

First Floor


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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01733 896222

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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