



- Semi-Detached House
- Cul-De-Sac Location
- 2 Good Sized Bedrooms
- First Floor Bathroom
- Lounge
- 16' Kitchen Diner
- uPVC Conservatory
- Large Rear Garden

St. Helens Avenue, Lincoln, LN6 7RA,
£175,000





Situated on St. Helen's Avenue just off Skellingthorpe Road. Starkey&Brown are delighted to offer for sale this spacious 2 bedroom semi-detached house. Main accommodation comprises of entrance hallway, lounge, 16' kitchen diner and a uPVC conservatory. Rising to the first floor there are 2 good sized bedrooms and a family bathroom. Additional benefits include extensive uPVC double glazing, gas fired central heating system and a large rear garden. We are also advised by the vendor that the property is to be offered chain free. Call today to view. Council tax band: A. Freehold.



Front door into:

Hallway

Having stairs rising to first floor and door through to:

Lounge

14' 4" x 11' 9" into bay (4.37m x 3.58m)

Having walk-in double glazed bay window to front aspect and a double radiator. Door to:

Kitchen Diner

16' 0" x 7' 3" (4.87m x 2.21m)

Having a range of fitted wall and base units, rolled edged worktop surfaces incorporating cupboards and drawers, stainless steel sink and drainer unit, uPVC door to side aspect and a large understairs pantry cupboard. Door to:

Conservatory

12' 8" x 11' 2" (3.86m x 3.40m)

Having a brick built base, uPVC windows and a polycarbonate roof. Vendor advised us the polycarbonate roof was replaced in 2022. Any interested parties should satisfy themselves to this before proceeding with an offer.

Bedroom 1

16' 0" max x 9' 8" (4.87m x 2.94m)

Having 2 uPVC windows to front aspect and a double radiator.

Bedroom 2

10' 6" x 7' 6" (3.20m x 2.28m)

Having uPVC double glazed window to rear aspect and a single radiator.

Bathroom

8' 3" x 7' 6" (2.51m x 2.28m)

Having panelled bath with electric shower unit over, wash hand basin, low level flush WC, single radiator, uPVC frosted window and a cupboard housing condensing central heating boiler.

First Floor Landing

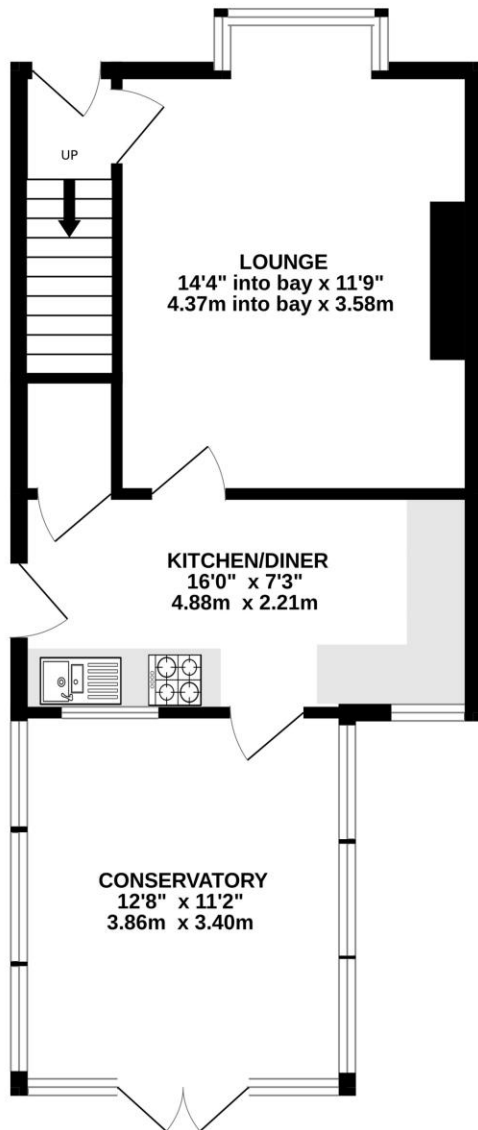
Having access to loft and uPVC window to side aspect.

Outside Rear

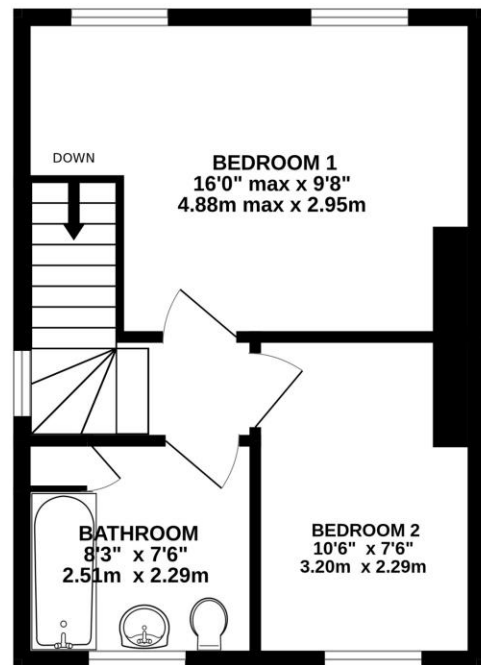
Is mainly laid to lawn in excess of 90 ft long and backs onto St Peter & St Pauls playing field. There is also a paved patio area.



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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