



13, Harlech Avenue, Lightwood, ST3 7EU



£215,000

An extended spacious semi-detached bungalow set in a quiet position at the head of a cul-de-sac with a lovely open rear aspect. The property enjoys mature gardens to both front and rear, extensive off road parking before a detached double garage and offers gas combi central heating. With well proportioned accommodation including: entrance hallway, living room, open plan dining room, breakfast kitchen, rear hall, two bedrooms, family bathroom and a shower room.

Viewing recommended - NO UPWARD CHAIN



01785 811 800

<https://www.tgprop.co.uk>



Entrance Hall

A uPVC obscure double glazed front door opens to the hallway. With radiator, carpet, central heating thermostat and doorways to both bedrooms, the boiler room, bathroom and living room.

Bedroom One

Offering built-in and fitted wardrobes and storage to one wall, uPVC double glazed bay window to the front elevation, radiator and carpet.

Bedroom Two

With uPVC double glazed window to the front aspect, carpet and radiator.

Bathroom

Fitted with a white suite comprising; standard bath, panel, shower rail and curtain with chrome showerhead mixer tap, wall mounted wash hand basin with chrome taps, inset low level push button WC. Fully tiled walls, uPVC obscure double glazed windows to the side aspect, radiator and vinyl flooring.

Boiler Room

With light and wall mounted Worcester Greenstar 30i condensing gas combi central heating boiler.

Living Room

A spacious reception room offering ceiling coving, two radiators, carpet and Virgin Media connection.

Dining Room

Open plan to the living room with uPVC double glazed French doors with side windows opening to the rear garden, ceiling coving, radiator, carpet and doorway to the breakfast kitchen.

Breakfast Kitchen

Fitted with a range of wood effect wall and floor units, black marble effect work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome taps. Part carpet and part tile flooring, window overlooking the rear garden, radiator, uPVC double glazed window to the side elevation and doorway to the rear hall.

Space for a freestanding cooker with fitted stainless steel extractor hood with light above, plumbing for a washing machine.

Rear Hall

With uPVC double glazed window and external door opening to the driveway, radiator, tiled floor and doorway to the shower room.

Shower Room

Fitted with a suite comprising: WC, pedestal wash hand basin with chrome taps, shower enclosure with mains fed thermostatic shower system. Fully tiled walls, uPVC obscure double glazed window to the rear elevation, radiator and tiled floor.

Outside

The bungalow is approached via a block paved driveway providing generous off road parking before a detached double garage. The garage offers a steel up/over door, power, lighting, side access door and window.

Front

With lawn, timber fence panelling, side access to the rear garden via a wooden gate and block paved pathway to the front door.

Rear

The enclosed private rear garden offers an open aspect, paved pathways, lawn, mature trees, hedgerows, timber fence panelling and railings.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

No Upward Chain

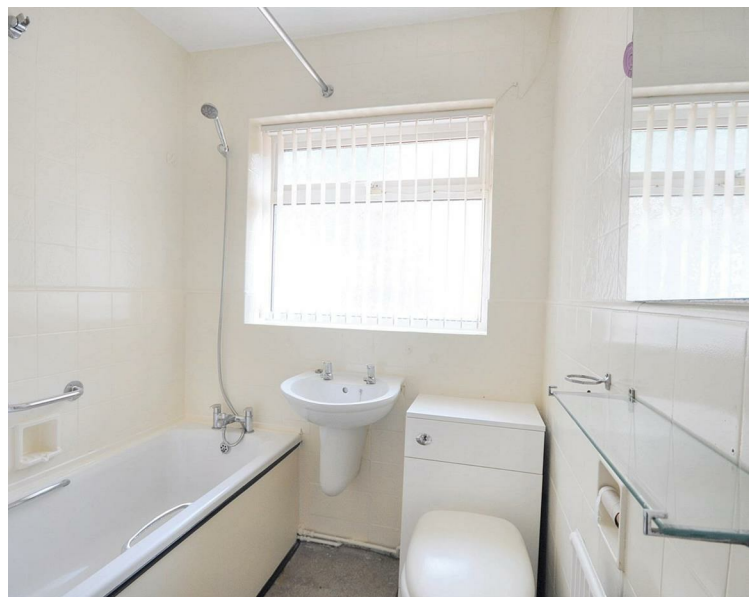
Services

Mains gas, water, electricity and sewerage.

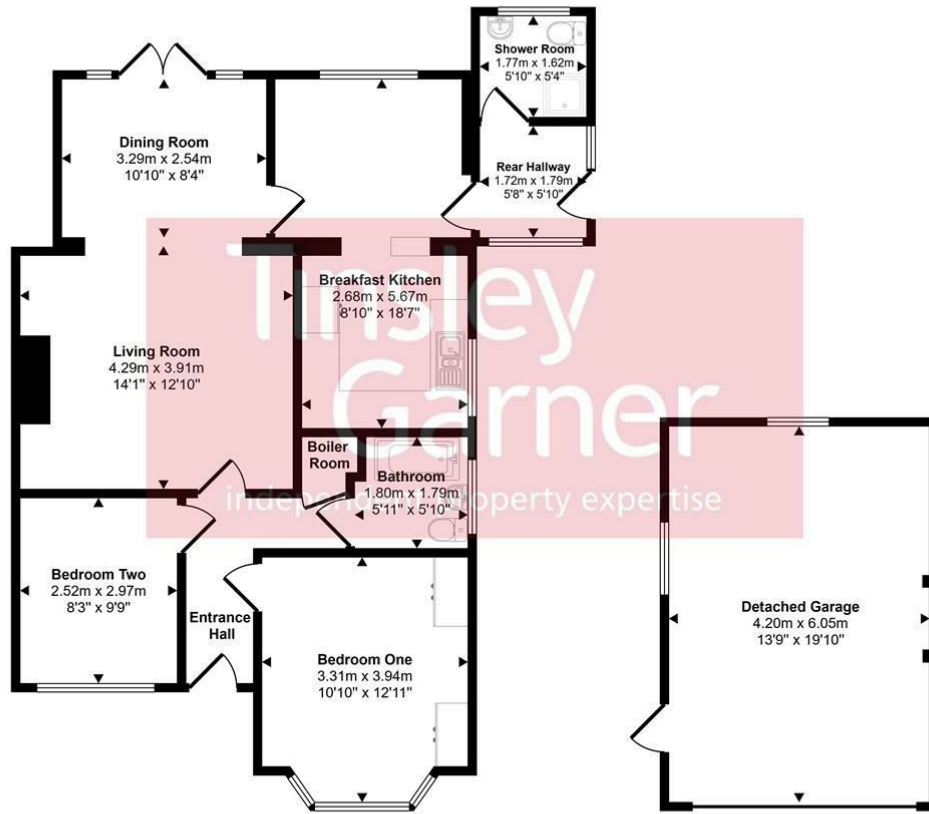
Gas combi central heating

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
106 sq m / 1143 sq ft



Floorplan
Approx 81 sq m / 870 sq ft

Garage
Approx 25 sq m / 273 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

