



37 Sunset Road, Meanwood  
£285,000



NO ONWARD CHAIN - MEANWOOD PARK VIEW -  
SOUTH WEST FACING GARDEN - TWO BEDROOM SEMI  
DETACHED BUNGALOW - RARELY AVAILABLE - MODERN  
KITCHEN - LIVING ROOM DINING AREA WITH DOUBLE  
DOORS ONTO THE GARDEN

This beautiful home offers so much potential!! It is exceedingly rare to have a property come up backing onto Meanwood Park and they are never around for long so don't miss out! With gas central heating and Upvc double glazing. The well proportioned room living room with dining area and double doors into the garden, this room also enjoys a lovely view of the garden and park. The modern fitted kitchen has plentiful storage. The property has two bedrooms, the master bedroom is an excellently proportioned double which overlooks the front garden, the second bedroom is a good size room which looks onto the back garden/park. The bathroom has a white suite with bath and shower above. Garden with clear views over the beautiful Meanwood park, South West facing garden. Front garden with potential to create a driveway for off street parking

#### AREA GUIDE

Enjoying a prime position, this property on Sunset Road is in a fantastic location. Just minutes walk away from the bustling Meanwood 'Centre' which has an array of shops including Asda, Waitrose, Aldi and many more. With restaurants and bars to enjoy yet also minutes walk away from the picturesque Meanwood park and walks round The Hollies the

property really has everything you need right on the door step! There are several local schools within walking distance aswell as being close by to David Lloyd leisure centre

#### PARKING

The parking at the property is on street parking

#### COUNCIL TAX BAND

BAND B

#### FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

#### PROPERTY CONSTRUCTION

The property is standard construction

#### TENURE

FREEHOLD





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