



5 Sunset Rise, Meanwood
£279,995

ALAN COOKE
SALES & LETTINGS

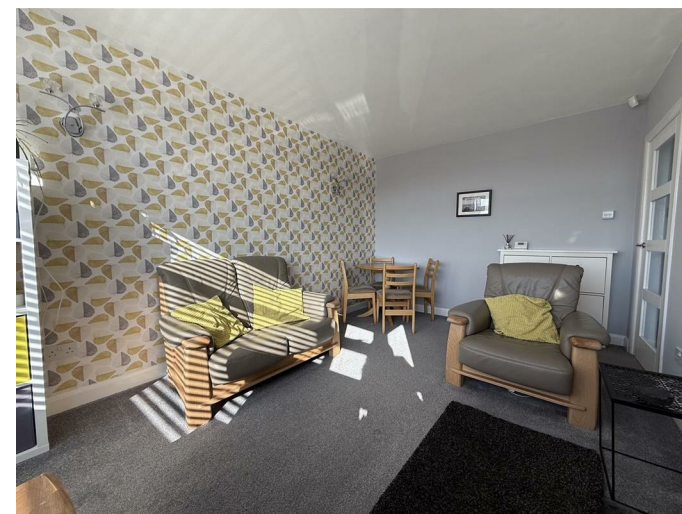
IN TURN KEY CONDITION - SOUTH FACING PROPERTY -
TWO BEDROOM SEMI DETACHED BUNGALOW - QUIET
CUL DE SAC LOCATION - GORGEOUS VIEWS -
CONTEMPORARY THOUGHTOUT - MODERN FITTED
CONDITION - LANDSCAPED REAR GARDEN WITH
DINING SUN PATIO - STREET PARKING

With gas central heating and Upvc double glazing this fantastic property is an ideal first time buy/downsizer. The living room is a beautiful room with a massive window with long views and making it a really lovely bright room with space for dining. Modern fitted kitchen with the same lovely views. The master bedroom is a fantastic size room with double doors into the sun room. Modern bathroom with bath and shower above. The second bedroom is a well-proportioned room. The sun room is a lovely space to sit and read a book, pot up some plants! There is also a brick shed at the property which is a handy storage space. The front garden has been landscaped. To the rear is a landscaped garden with dining patio. EPC RATING TBC

AREA GUIDE

Enjoying a prime position, this property in this quiet cul de sac just off 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



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EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

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FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

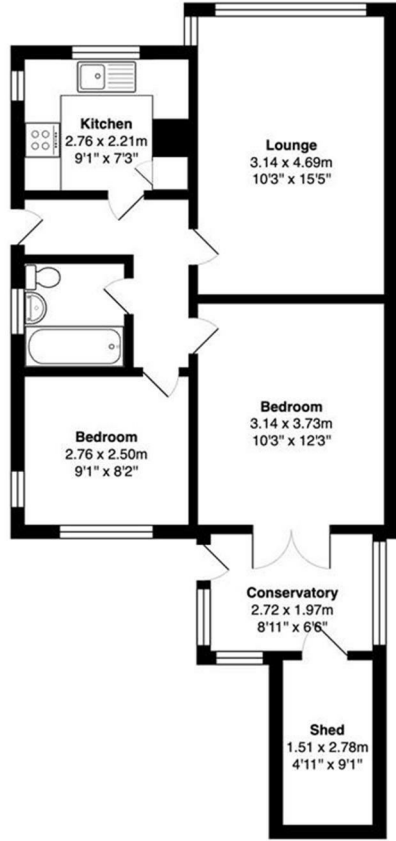
THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

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

PARKING

The parking at the property is on street parking



Ground Floor

Total Area: 60.1 m² ... 647 ft²

All measurements are approximate and for display purposes only

