

24 Sunset Road, Meanwood £295,000



Email: info@alancookenet.co.uk www.alancookenet.co.uk



NO ONWARD CHAIN - TWO BEDROOM SEMI DETACHED BUNGALOW WITH LOFT ROOM - GARAGE & DRIVEWAY - SPACIOUS LIVING ROOM - REAR GARDEN WITH PATIO - GARDENS TO THREE SIDES - CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES - WITHIN WALKING DISTANCE TO MEANWOOD PARK & MEANWOOD VILLAGE CENTRE - MOVE IN CONDITION

With gas central heating system and Upvc double glazing this property offers supreme value, it has the rare advantage of having a garage and off street parking. Briefly comprising: Modern breakfast kitchen with integrated appliances, spacious living room with large window making this a bright, welcoming reception room with lovely views. The master and second bedroom/dining room overlook the rear garden. The loft room is a versatile space with Veluxe windows to the front and rear as well as under eave storage - EPC RATING D

#### **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









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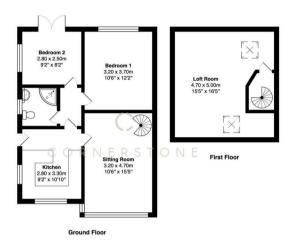


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Total Area: 71.7 m<sup>2</sup> ... 772 ft<sup>2</sup>



## **TENURE**

**FREEHOLD** 

### **PARKING**

The parking at the property is off street with a driveway and garage

# **EPC RATING**

D

### **COUNCIL TAX BAND**

BAND B

### **COMPANY INFO**

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

