









welcome to

Birchwood Avenue, Leeds

A three bedroom semi detached house, nicely presented with well proportioned rooms, front and rear low maintenance gardens and a driveway providing off street parking. There is potential to extend STPP. A fabulous property that will suit a wide range of buyers and is offered with no onward chain.













Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

13' 7" x 11' 4" (4.14m x 3.45m)

A spacious, bright and airy room which is open to the dining room, with a feature gas fireplace, laminate flooring and a large double glazed bay window to the front allowing natural light to flow through.

Dining Room

12' 1" x 11' 8" (3.68m x 3.56m)

A lovely room, a great space for entertaining and having the potential to open up through to the kitchen, with laminate flooring, radiator and fully glazed sliding patio doors to the rear leading out to the garden.

Kitchen

The kitchen offera a range of wall and base units with worksurfaces incorporating a sink and drainer and there are spaces for free standing appliances. There is a window to the side and a rear access door.

Bedroom One

13' 7" x 11' 4" (4.14m x 3.45m)

A large double bedroom positioned to the front elevation with fitted wardrobes providing plenty of storage, carpet flooring, radiator and a bay window to the front.

Bedroom Two

12' 4" x 8' 2" (3.76m x 2.49m)

A good size double bedroom positioned to the rear elevation with fitted wardrobes providing plenty of storage, carpet flooring, radiator and a window overlooking the garden.

Bedroom Three

9' 10" x 6' 6" (3.00m x 1.98m)

A good size single bedroom positioned to the rear elevation with a fitted storage cupboard, carpet flooring, radiator and a window overlooking the garden.

Bathroom

With tiling to splash areas and fited with a two piece suite comprising of a panel bath with shower over and pedestal wash hand basin.

Wc

Part tiled with a wc and window to the side.

Outside

To the front of the property there is a low maintenence garden with well established shrubs and a driveway to the side providing off street parking. To the rear there is a good size low maintenance garden set within a fenced perimeter. There is ample space to extend STPP.





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Birchwood Avenue, Leeds

- Semi Detached Family Home
- Three Good Size Bedrooms
- Low Maintenance Gardens
- Off Street Parking
- Potential To Extend STPP

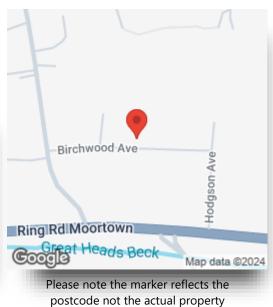
Tenure: Freehold EPC Rating: Awaited

£350,000









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Property Ref: MRT106805 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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