



Frensham Avenue, Morley Leeds LS27 0RP

welcome to

Frensham Avenue, Morley Leeds

PERFECT FTB/YOUNG FAMILY HOME, THREE bedroom SEMI DETACHED accommodation, close proximity to Morley Town Centre, DOWNSTAIRS WC, SPACIOUS LIVING ROOM, KITCHEN/DINER, THREE BEDROOMS, HOUSE BATHROOM, DRIVEWAY and an ENCLOSED REAR GARDEN with SUMMER HOUSE.

Entrance Porch

Composite double glazed door to the front, gas central heating radiator, door leading into the downstairs WC and door leading into the living room.

Downstairs Wc

Having a low level flush WC, wash hand basin, uPVC double glazed window to the front.

Living Room

13' 8" x 15' 9" (4.17m x 4.80m)

uPVC double glazed window to the front, gas central heating radiator, stairs leading to the first floor landing. Door leading through to the kitchen/diner.

Kitchen/Diner

9' 6" x 15' 9" (2.90m x 4.80m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating a Belfast style sink with mixer tap, integrated fridge freezer, microwave, dishwasher and double oven, induction hob and fitted extractor fan, cupboard housing the gas central heating boiler, gas central heating radiator, space for a washing machine, storage cupboard, uPVC double glazed window to the rear and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Storage cupboard, loft access. Access to all three bedrooms and the house bathroom.

Bedroom One

10' 9" plus wardrobe x 7' 9" plus recess (3.28m plus wardrobe x 2.36m plus recess)

uPVC double glazed window to the front, fitted wardrobes and gas central heating radiator.

Bedroom Two

9' 3" plus wardrobe x 8' 1" plus recess (2.82m plus wardrobe x 2.46m plus recess)

uPVC double glazed window to the rear, fitted wardrobes and gas central heating radiator.

Bedroom Three

7' 8" MAX x 7' 8" (2.34m MAX x 2.34m)

uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and electric shower over, low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail, uPVC double glazed window to the rear.

Exterior

Paved driveway to the front and to the rear is an enclosed garden with artificial lawn area, paved seating area, fabulous summer house with fence boundaries.





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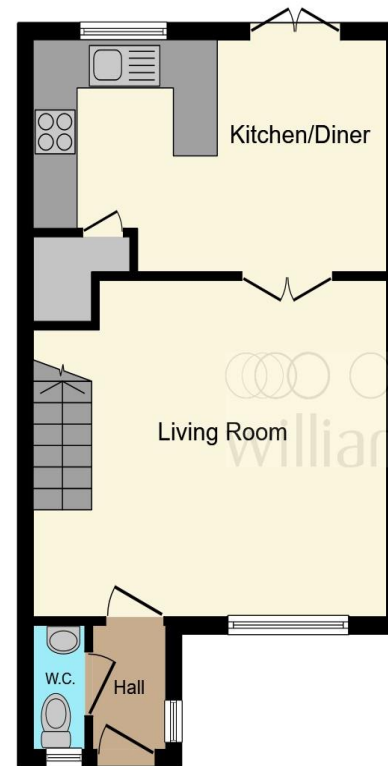
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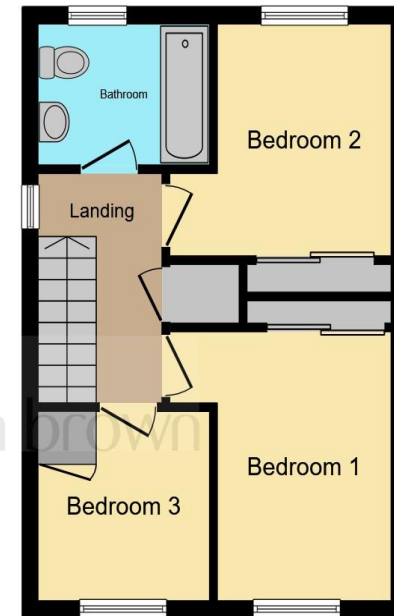
- Three bedroom semi detached accommodation
- Kitchen/diner
- Spacious living room
- Downstairs WC
- Driveway and rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over
£250,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
MLY110876 - 0004

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