



Churchill Avenue, Cottingham HU16 5NL

Welcome to

Churchill Avenue, Cottingham

GUIDE PRICE £350,000 - £375,000

3 Bedroom Detached Home In Cottingham with - Entrance Hall, Lounge, Kitchen/Diner/Living Area, Family Bathroom & Utility/W/C, 3 Bedrooms, Gardens, Off Street Parking, Garage & Car Port For Further Parking! Call us now to book your viewing!



Entrance Hall

With double glazed door to the front with matching side screens and stairs to the First Floor.

Utility/W/C

With double glazed window to the side, low level wc, wash hand basin, plumbing for an automatic washing machine and chrome effect towel style radiator.

Lounge

16' 5" into window x 11' 9" max (5.00m into window x 3.58m max)

With double glazed bow window to the front, feature log burner, television point and feature radiator.

Kitchen/Diner/Living Area

22' 4" x 22' 7" (6.81m x 6.88m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, 5 burner gas hob, electric oven, integrated microwave, integrated fridge freezer, integrated dishwasher, solid oak central island, spot light points, feature radiator, 3 skylight windows, 2 double glazed windows to the side, cupboard housing boiler and double glazed bi-folding doors leading to the Rear Garden.

First Floor

Landing

With double glazed window to the side, 2 storage cupboards and loft access.

Bedroom 1

11' 7" x 11' 7" to front of wardrobes (3.53m x 3.53m to front of wardrobes)

With double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

11' 6" x 9' 6" (3.51m x 2.90m)

With double glazed window to the rear, radiator and built in cupboard/wardrobe.

Bedroom 3

10' 4" x 9' 11" to rear of wardrobes (3.15m x 3.02m to rear of wardrobes)

With double glazed window to the front, radiator and fitted wardrobes.

Bathroom

Bathroom with feature freestanding bath, shower cubicle, low level wc, vanity wash hand basin, spot light points, radiator and 2 double glazed windows to the side and rear.

Outside

Front Garden

With gravelled area providing off street parking.

Side & Rear Garden

With paved patio area, further patio area, lawned area, fenced surround, summerhouse and rear access gate to the car port and garage.

Garage

9' x 16' 7" (2.74m x 5.05m)

With power, double glazed door to the side and up and over door.



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Welcome to

Churchill Avenue, Cottingham

- GUIDE PRICE £350,000 - £375,000
- 3 Bedroom Detached Home In Cottingham
- Open Plan Kitchen/Diner/Living Area
- Off Street Parking, Garage & Further Car Port Parking
- Family Bathroom & Utility/WC

Tenure: Freehold EPC Rating: B

guide price

£350,000 - £375,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110770 - 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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