



Peebles Avenue, TS25 5LR
3 Bed - House - Semi-Detached
£105,000

Council Tax Band: A
EPC Rating: E
Tenure: Freehold



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Peebles Avenue, TS25 5LR

**** REDUCED ** NO CHAIN INVOLVED ** IDEAL FIRST PURCHASE **** A well maintained three bedroom semi detached property, with the benefit of a pleasant rear garden and single garage. Features include gas central heating and part uPVC double glazing. Briefly comprising: hallway, spacious bay fronted lounge, separate dining room, fitted kitchen, plus a bathroom/WC fitted with a three-piece coloured suite. To the first floor are three bedrooms, bedroom one with separate toilet. Externally, to the front is a small, low maintenance garden with gated access, along with a driveway and garage (with workshop to the rear). The enclosed rear garden is laid to lawn with well stocked borders.

GROUND FLOOR

ENTRANCE

Glass panelled front door, radiator, staircase to first floor landing.

LOUNGE

15'4 x 11'2 (4.67m x 3.40m)

Double glazed bay window to front aspect, living flame white pebble effect electric fire with surround and radiator

DINING ROOM

10'3 x 9'2 (3.12m x 2.79m)

Double glazed window to rear, radiator, storage cupboard.

FAMILY BATHROOM/WC

Panelled bath with shower over, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, double glazed window to rear.

KITCHEN

14'6 x 5'7 (4.42m x 1.70m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, gas cooker point, plumbing for washing machine and space for fridge and freezer, two uPVC double glazed windows to rear, glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (front)

13'9 x 13'1 (4.19m x 3.99m)

Double glazed bay window to front, built-in storage, radiator.

TOILET (off bedroom one)

Low level WC, wash hand basin and double glazed window to front.

BEDROOM 2 (rear)

11'7 x 9' (3.53m x 2.74m)

Double glazed window to rear, radiator.

BEDROOM 3 (rear)

7'2 x 6'7 (2.18m x 2.01m)

Double glazed window to rear, radiator.

EXTERNALLY

To the rear of the property is an enclosed garden which is mainly laid to lawn with well stocked borders. The enclosed front garden has been landscaped for easy maintenance, with a driveway leading to the SINGLE GARAGE & WORKSHOP.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Approximate Gross Internal Area
810 sq ft - 75 sq m




FIRST FLOOR

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC 

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