

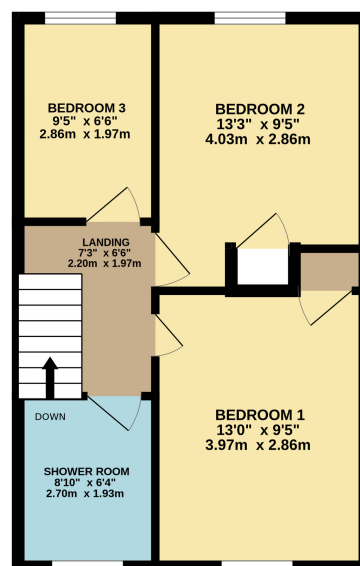
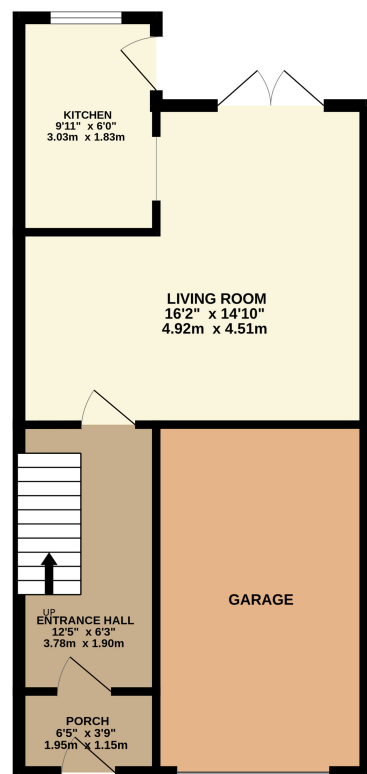


## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Features

- Modern Style 3 Bedroom Mews
- Highly Sought After Location
- Attractively Fitted Kitchen & Shower Room
- Driveway & Integral Garage
- Pleasant Rear Garden

Welcome to Borrowdale Road! This good size THREE BEDROOM modern mews style property is conveniently located within the DESIRABLE area of Heaviley and boasts a MODERN kitchen and shower room, OPEN PLAN lounge and dining area and a lovely, low maintenance rear GARDEN. The interior has been well

maintained by the current owners whilst still offering the opportunity to cosmetically improve to individual tastes and requirements.

Internally, a bright PORCH leads into a welcoming entrance hall with stairs leading to the first floor. To the rear is a superb OPEN PLAN lounge/dining

room which smoothly transitions into a newly refurbished fitted kitchen, with contemporary fixtures and amenities. The first floor comprises of two DOUBLE bedrooms benefitting from extra storage space and a third single bedroom with the potential to be a great office space. Additionally, there is a refitted three piece shower room.



Externally, the enclosed rear GARDEN is paved from easy maintenance and is accessible via the kitchen and French doors opening out from the lounge. Furthermore, the outside plot contains a GARAGE and DRIVEWAY.

Situated within residential Heaviley, Borrowdale Road is within walking distance to a range of local amenities, including shops, food/drink establishments and reputable schools, such as Aquinas College and Banks Lane School. For those who wish to travel further afield, there are local bus routes and Davenport Station is a twenty minute walk away.

Viewing is recommended to appreciate all this property has to offer. Call TODAY to register interest!

