



 **4**  
Bedrooms

 **2**  
Bathrooms



Tudor Sales and Lettings are pleased to present for sale this stunning four bedroom semi detached home located on Fox Lane in Allerton Bywater. Briefly comprising of an entrance hall, w.c, modern dining kitchen and spacious lounge to the ground floor with the four good size bedrooms and house bathroom occupying the first floor, this fantastic property has had many upgrades which include high end tiling to the family bathroom, air conditioning to the master bedroom plus fitted wardrobes. Benefits from double glazing and gas central heating. Externally the property has a garden to the side with a patio seating area, lawn and a garden shed, all enclosed within fenced and walled boundaries with a single access gate and outdoor light. The property also includes two off street parking spaces. Call Tudor Sales & Lettings for more information or to arrange a viewing.

**Living Room** 17' 9" x 12' 7" (5.41m x 3.84m)

Generously proportioned living room with double glazed French style patio doors to garden. Further double glazed window to front aspect and centrally heated radiator

**Kitchen** 17' 8" x 9' 10" (5.38m x 3.00m)

Modern fitted kitchen with a range of wall and base units and integrated appliances consisting of sink with mixer tap, oven with gas hob over and extractor fan, space for washing machine and fridge freezer. tiled to worksurface splashback area. Spotlighting to ceiling. Double glazed window.

## **WC**

Ground floor WC with two piece bathroom suite comprising of low flush WC and hand basin. Double glazed window with privacy glass

**Bedroom 1** 9' 11" x 9' 10" (3.02m x 3.00m)

Double bedroom with double glazed window and centrally heated radiator and air conditioning unit.

**Bedroom 2** 11' 0" x 8' 10" (3.35m x 2.69m)

Dual aspect double bedroom with double glazed windows and centrally heated radiator

**Bedroom 3** 13' 9" x 5' 7" (4.19m x 1.70m)

Single bedroom with double glazed window and centrally heated radiator

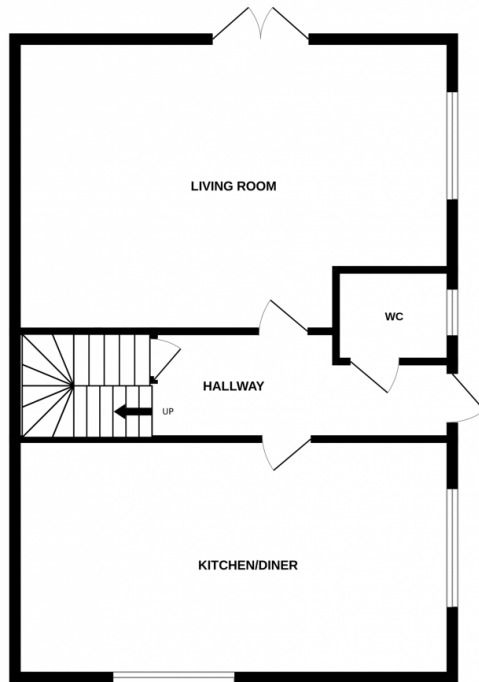
**Bedroom 4** 12' 7" x 6' 5" (3.84m x 1.96m)

Single bedroom with double glazed window and centrally heated radiator

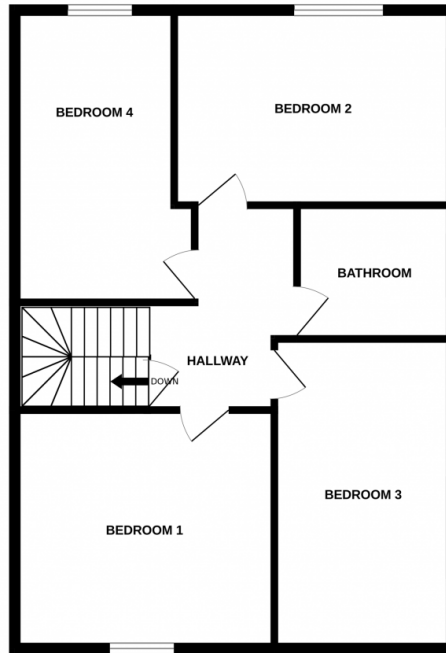
## **Bathroom**

Bathroom, fully tiled to bath area with white three piece bathroom suite comprising of bath with shower over and screen, hand basin and WC.

GROUND FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 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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