



 **3**  
Bedrooms

 **2**  
Bathrooms

**Tenure :**  
**Freehold**





Tudor Sales and Lettings are pleased to present for sale this bay fronted semi detached home. Built in the 1930s this property boasts prime location offering easy access to local amenities and schools. Featuring a large mature garden and double sized garage with inspection pit, the accommodation comprises of in brief:

To the ground floor: Living Room, Dining Room, Kitchen, WC

To the first floor: Three bedrooms and a bathroom.

Externally: Driveway, Garage and Gardens to front and rear.

With a little bit of TLC this could be the perfect family home. Book your viewing today!

**Living Room** *4.38m x 3.60m (14' 4" x 11' 10")*

Living room with electric fire. Double glazed window and centrally heated radiator. Period bay window.

**Dining Room** *4.14m x 3.62m (13' 7" x 11' 11")*

Dining room with feature electric fireplace with mantelpiece surround. Double glazed bay window with French style patio doors to garden and centrally heated radiator.

**Kitchen** *3.51m x 2.12m (11' 6" x 6' 11")*

Fitted kitchen with a range of wall and base units and integrated appliances consisting of sink with mixer tap, oven with extractor fan over. Double glazed window and door.

**W.C**

Front extension for downstairs WC.

**Bedroom 1** *4.39m x 3.64m (14' 5" x 11' 11")*

Double bedroom with built-in wardrobes, double glazed window and centrally heated radiator.

**Bedroom 2** *3.65m x 3.03m (12' x 9' 11")*

Double bedroom with built-in wardrobes, double glazed window and centrally heated radiator.

**Bedroom 3** *2.47m x 2.13m (8' 1" x 7' )*

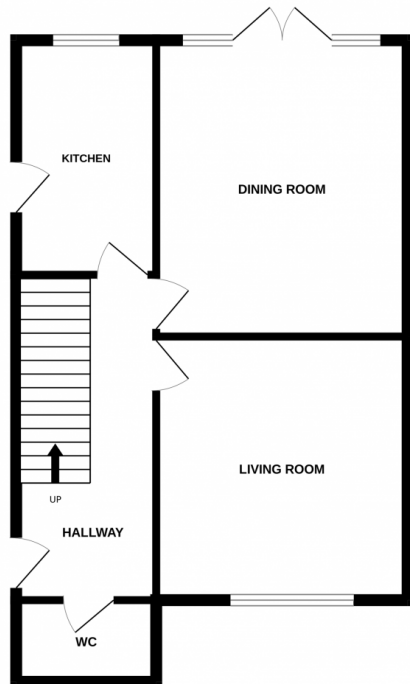
Single bedroom with double glazed window and centrally heated radiator.

**Bathroom** *2.83m x 2.09m (9' 3" x 6' 10")*

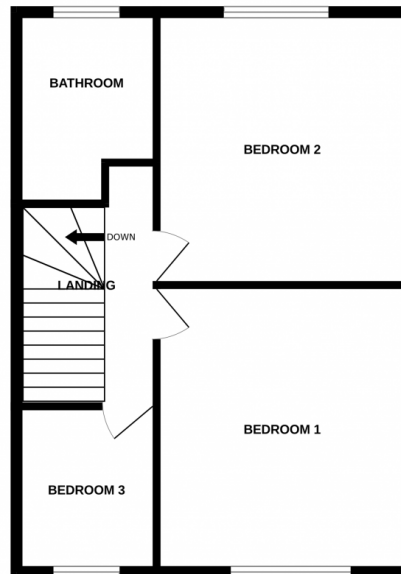
House bathroom with white four piece suite comprising of bath, hand basin, WC and shower. Two double glazed windows and extractor fan

Offers over £200,000  
Berwick Avenue, Heckmondwike

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Berwick Avenue, Heckmondwike

