

for sale

£230,000



## Birkdale Avenue Peterborough PE4 6RW

Available for sale with NO ONWARD CHAIN, is this semi detached bungalow situated in the heart of Werrington Village and in a quiet cul de sac. The property benefits from three bedrooms (one in the loft conversion), two receptions rooms, fitted kitchen, off road parking and a garage





# Birkdale Avenue Peterborough PE4 6RW

## Entrance Hall

5' 9" x 5' 4" ( 1.75m x 1.63m )

A half glazed decorative and patterned UPVC double glazed door with matching window to one side into the entrance hall. Wall mounted radiator, doors into storage cupboard, textured ceiling, fully glazed patterned door with matching window into the dining area.

## Dining Area

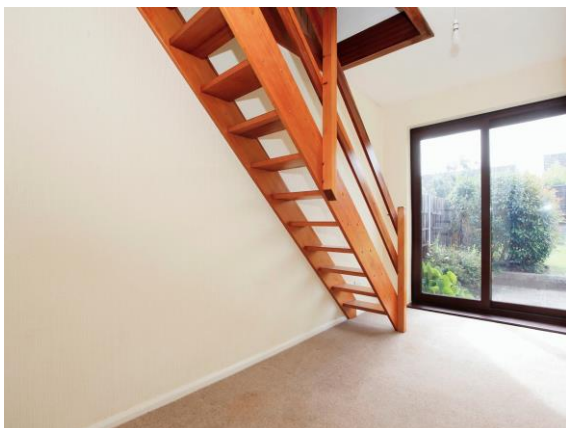
10' 1" x 7' 2" ( 3.07m x 2.18m )

Telephone point, wall mounted Dimplex radiator, smooth ceiling, doors through into the inner hallway, lounge and a walkway through into the kitchen.

## Kitchen

11' 11" max x 7' ( 3.63m max x 2.13m )

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over and tiled splashbacks. Cookerpoint with a stainless steel Hotpoint double oven and four ring cooker included. plumbing for washing machine (Hotpoint Futura washing machine fitted). Door into airing cupboard housing the cylinder water tank and with slatted shelving, ceramic tiled flooring, smooth ceiling, UPVC double glazed window to the front and a half glazed UPVC patterned door to the side.





## Lounge

15' 5" x 10' 5" ( 4.70m x 3.17m )

TV point, two wall mounted Dimplex radiators, smooth ceiling and UPVC double glazed window to the front.

## Inner Hallway

wall mounted Dimplex radiator, textured ceiling and doors off onto bedrooms three, family room and bathroom.

## Bathroom

Being fully tiled and comprising a three piece suite to include a bath with taps over, Triton T80 electric shower fitted over with a shower rail, a wash hand basin with taps over and a WC. Shaver point, heated towel rail, smooth ceiling and a frosted UPVC double glazed window to the side

## Bedroom Two

8' 10" to front of wrobes + door rec x 8' 8" ( 2.69m to front of wrobes + door rec x 2.64m )

Wall mounted Dimplex radiator, double doors into fitted wardrobe with hanging rail and shelving, textured ceiling and UPVC double glazed window to the rear.

## Bedroom Three

10' 10" x 6' 6" ( 3.30m x 1.98m )

Wall mounted Dimplex radiator, door into fitted wardrobe with hanging rail and shelving, textured ceiling and UPVC double glazed window to the rear.

## Family Room

14' 2" x 8' 1" max ( 4.32m x 2.46m max )

Staircase to first floor landing, textured ceiling and UPVC double glazed patio doors into the rear garden.

## First Floor Landing

Door into walk in storage area with a further door into the storage eaves (with lighting). Door into bedroom one.

## Bedroom One

12' 3" x 12' 1" ( 3.73m x 3.68m )

TV and telephone point, Dimplex electric radiator, textured ceiling and UPVC double glazed window to the rear.

## Outside

To the front of the property is a granite, gravelled ornamental garden with a planted centre feature. A paved and concrete driveway provides off road parking which in turn leads to double gates, with further off road parking and the garage.

The rear garden is laid to lawn with mature and established planted side borders and a paved patio area. The garden is surrounded by a timber built fence.

## Garage

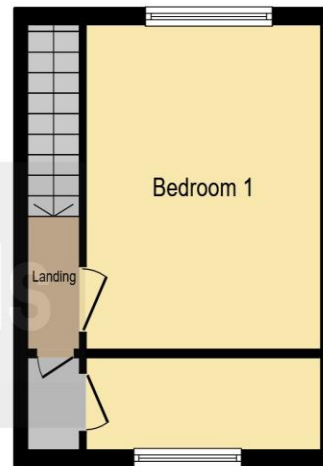
15' 10" x 7' 11" ( 4.83m x 2.41m )

Fitted with two wooden doors, with power, lighting and windows to the side.





**Ground Floor**



**First Floor**

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Property Ref: WRN305320 - 0004

**Tenure:** Freehold

**EPC Rating:** E

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