

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
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48 Birchside, Dunstable, LU6 3EH

**£290,000 Freehold**



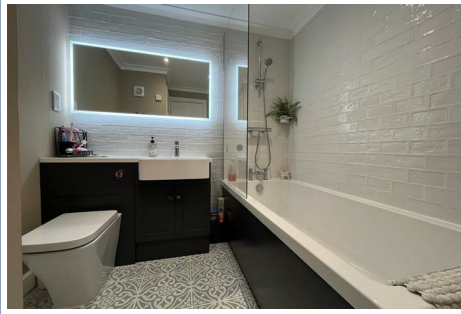
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The Property Experts with the Personal Touch

# 48 Birchside, Dunstable, LU6 3EH

**£290,000**



## Porch

Entered via UPVC front door, double glazed window to side aspect, door to the Living Room

## Living Room

15'6" x 14'1" (4.72m x 4.29m)

Double glazed window to front aspect, staircase to the first floor, two radiators

## Kitchen/Dining Room

9'2" x 14'1" (2.79m x 4.29m)

Fitted with a range of floor and wall units with worktop over, stainless steel sink unit with multi use tap, integrated fridge/freezer, fitted oven, hob and extractor chimney, plumbing for washing machine and dishwasher, built in cupboard, inset spotlighting, double glazed window and double glazed French doors to the rear garden

## Landing

Hatch to loft space

## Bedroom 1

9'1" x 14'1" (2.76m x 4.28m)

Two double glazed windows to rear aspect, radiator

## Bedroom 2

8'9" x 10'0 ext to 14'1" (2.67m x 3.05m ext to 4.29m)

Two double glazed windows to front aspect, radiator

## Bathroom

7'6" x 7'1" (2.29m x 2.16m)

Refitted to include close coupled W.C, wash hand basin with vanity unit under, bath with shower screen and shower over, heated towel rail, built in cupboard, inset spotlighting, tiled flooring, part tiled walls

## Outside

### Rear Garden

Low maintenance rear garden with artificial grass, raised flower borders and large decked entertainment area, gated side access, outside tap.

### Front Garden

Laid to lawn with pathway to the front door

### Garage

Single garage with newly fitted up and over door in nearby block. There is also unreserved additional parking at the end of the walkway.

address: 15b High Street North  
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)

website: [www.house-hold.co.uk](http://www.house-hold.co.uk)

Additional Office: **Toddington:** 2-4 High Street  
- 01525 877 771

## The Property Experts with the Personal Touch

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Offered for sale with NO UPPER CHAIN- This lovely two bedroom end terrace house, located in the Stipers Hill area of Dunstable, is ideally placed for the highly rated local Schools and for the commuter, the A5 and the M1 at junction 9 is only a short drive away. The property has been modernised throughout and benefits from a refitted kitchen/dining room, large living room, two double bedrooms and a refitted bathroom. Outside there is a low maintenance rear garden and a garage in a nearby block. Get in touch to arrange a viewing.



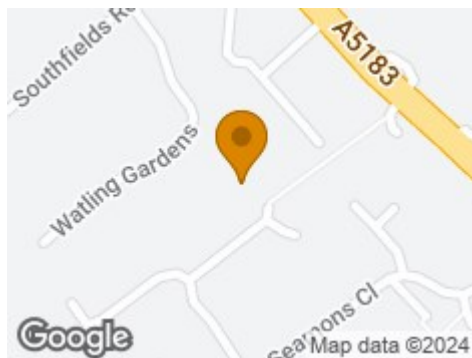
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## Road Map



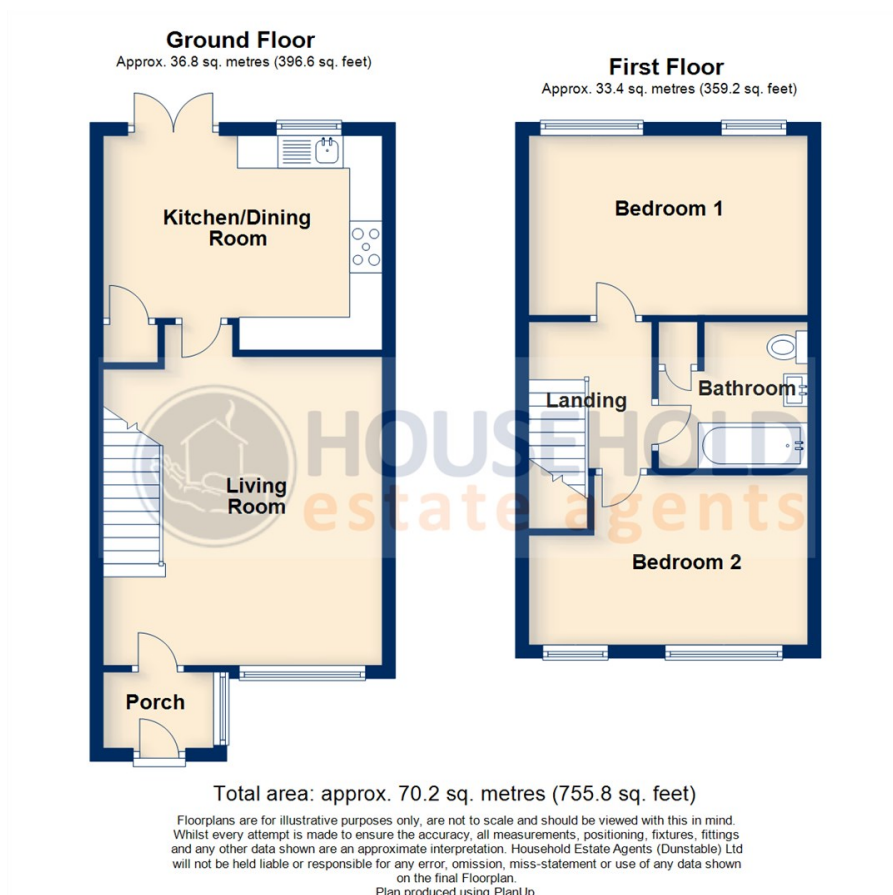
## Hybrid Map



## Terrain Map



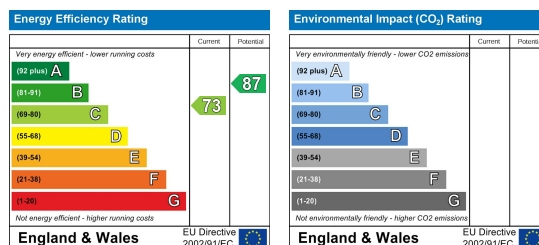
## Floor Plan



## Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

## EPC



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