



## 21 Strathmore Avenue

Walney, LA14 3DH

Offers In The Region Of £210,000



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## Offers In The Region Of £210,000



***This charming semi-detached property boasts gardens to the front and rear providing a lovely outdoor space to enjoy. One of the highlights of this property is the convenience of off-road parking. Situated close to amenities, you'll find everything you need just a stone's throw away. From local shops to schools and parks, this location offers the perfect blend of convenience and tranquillity.***

Approaching the property you will find the convenience of off road parking as well as ample space for a bistro set to enjoy the front garden.

As you enter the property, you will find a hallway which has been decorated with a tiled flooring which flows through to the kitchen diner and cream painted walls, and provides access to the lounge, staircase, utility room and kitchen. As you head through to the living room, you are greeted with a generous sized room which boasts an inset linear gas fire and has been decorated with grey walls, a complimentary feature wall and grey carpeting. From the living room, you have open access to the kitchen diner. The kitchen diner has been fitted with a good range of wood effect shaker style wall and base units with complimentary black work surfaces. The integrated appliances included are a single oven with four hob gas top and a stainless steel extractor fan. There is ample space for a washing machine, dish washer and a fridge freezer. You can lead out into the garden from the kitchen diner through the french doors.

To the first floor you will find a three piece suite bathroom comprising of a bath, a wc and a vanity sink, and has been decorated with white wall tiles and a grey laminate flooring. There are three bedrooms which have been carpeted throughout and decorated neutrally with pops of colour.

To the rear of the property you will find a lawned garden with ample space to enjoy relaxing in the sun or entertaining guests.

### Reception

10'7" x 22'4" (3.24 x 6.81 )

### Kitchen Diner

16'2" x 5'10" plus 10'3" x 6'11" (4.94 x 1.78 plus 3.14 x 2.12 )

### Utility

4'6" x 18'0" (1.39 x 5.49)

### Bedroom One

13'0" x 9'8" (3.97 x 2.97 )

### Bedroom Two

9'9" x 8'9" (2.98 x 2.69 )

### Bedroom Three

6'6" x 6'10", (1.99 x 2.09,)

### Bathroom

6'9" x 5'4" (2.07 x 1.65 )



- No Chain
- Three Bedrooms
- Garden To Front And Rear
- Close To Amenities
- Gas Central Heating
- Semi-Detached
- Off Road Parking
- Popular Location
- Double Glazing
- Council Tax Band - B



## Road Map

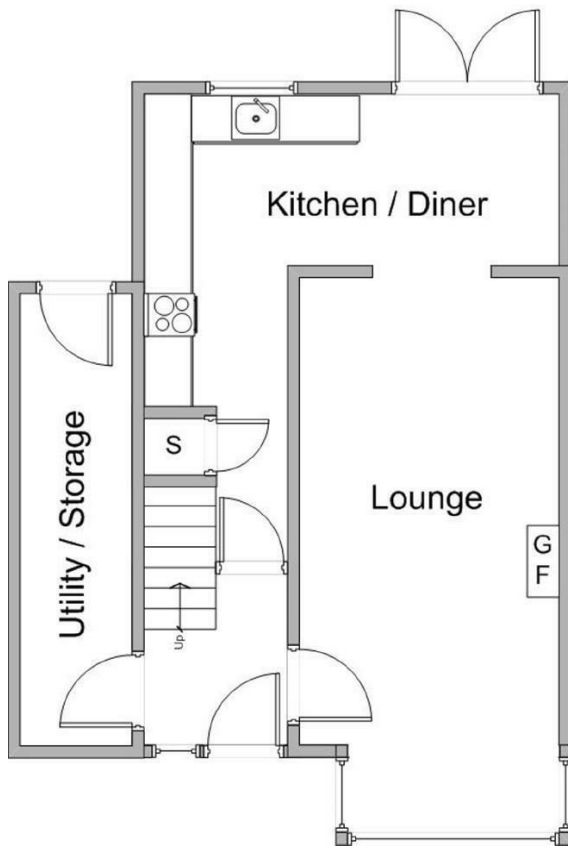


## Terrain Map

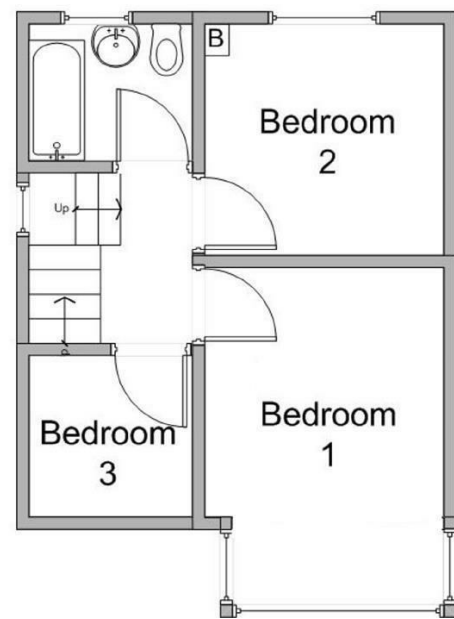


## Floor Plan

### Ground Floor



### First Floor



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

