

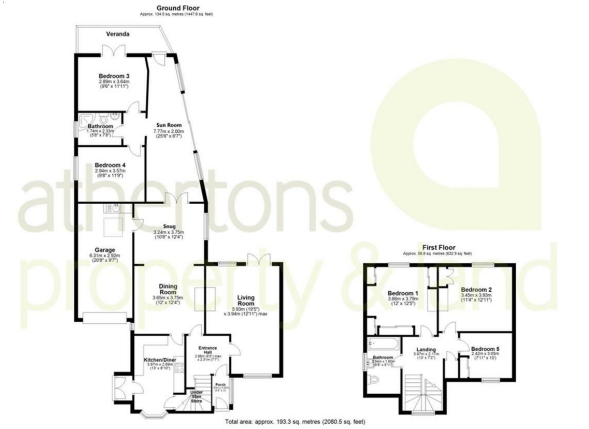
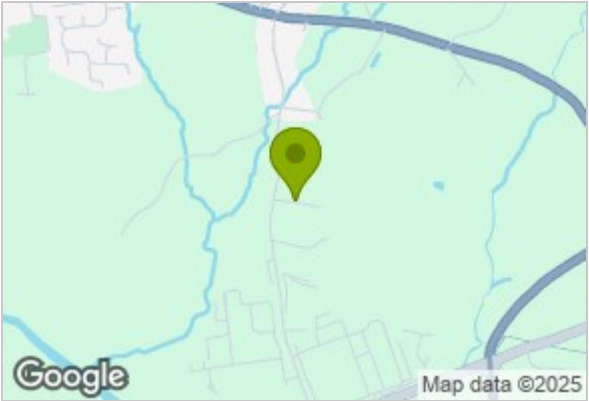


Hillside Tunstead Avenue, Simonstone, BB12 7NR  
£445,000



# Hillside Tunstead Avenue, Simonstone, BB12 7NR

A truly unique, period semi-detached property which has been lovingly maintained and extended boasting five bedrooms across two floors. Positioned in a much sought after semi-rural location, the family home dates back to 1914, with a previous pool room extension being converted to extra bedroom space but which could happily suit an annexe or further living accommodation for guests. The current owner has done a wonderful job of maintaining & restoring many of the period features, whilst also managing to create a contemporary modern feel. The property briefly comprises of: Ground Floor; porch, hall, living room, dining room, kitchen, snug, sun room, bedrooms three and four, bathroom and veranda. First Floor; landing, family bathroom, bedroom one, bedroom two and bedroom five.



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| EU Directive 2002/91/EC                     |  | 61      | 77        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.