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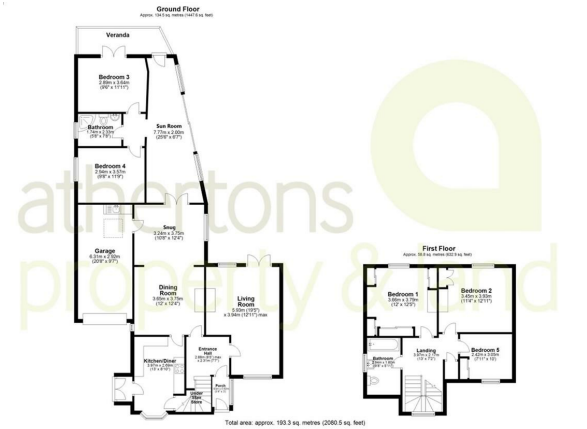
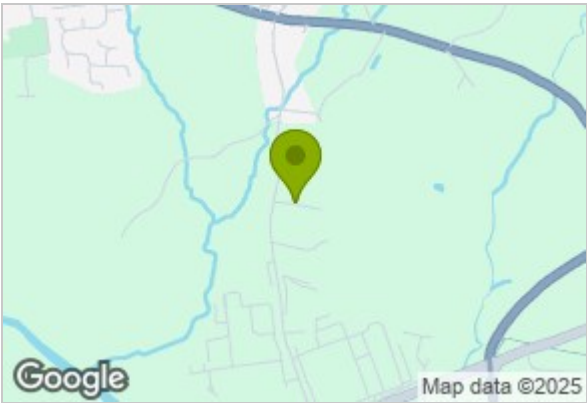


Hillside Tunstead Avenue, Simonstone, BB12 7NR
£445,000



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	
	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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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