

**£189,950**

**22 Helston Avenue, Weston Park, ST3 5TN**



- SUPERB SEMI-DETACHED HOME
- THREE BEDROOMS
- SPACIOUS LOUNGE
- WELL APPOINTED KITCHEN-DINER
- LARGE CONSERVATORY ADDITION
- FAMILY BATHROOM
- EXCELLENT DETACHED GARAGE
- DRIVEWAY PARKING & GARDEN
- NO UPWARD CHAIN

**FOR SALE WITH NO UPWARD CHAIN.** Fabulous semi-detached house with large conservatory addition. Popular area of Weston Park - close to shops, schools, A50 and public transport routes. Three bedrooms, spacious lounge, kitchen-diner and pretty rear garden. Large detached garage. Contact Dale & Collins to arrange your viewing.

# 22 Helston Avenue, Weston Park, ST3 5TN

## ENTRANCE HALLWAY

*1.28m x 1.03m (4'2" x 3'5")*

Entrance via front UPVC door into hallway with stairs off to the first floor, doorway through to the lounge.

## LOUNGE

*4.63m x 2.88m (15'2" x 9'5")*

Spacious and bright, with large UPVC double glazed bow-window to the front elevation. Fitted carpet, central electric fireplace within surround. Useful storage cupboard. Doorway through to kitchen. Wall mounted radiator.

## KITCHEN-DINER

*4.31m x 2.41m (14'2" x 7'11")*

Well appointed kitchen with range of wall and base units. Integrated BOSCH dishwasher, BOSCH twin-cavity electric oven with electric hob and extractor hood above. Integrated fridge freezer. Space and plumbing for washing machine. Tiled floor, tiled-splashback to kitchen units. Wall mounted boiler within cabinet. UPVC double glazed window and door leading into conservatory. Wall mounted radiator.

## CONSERVATORY

*4.17m x 3.13m (13'8" x 10'3")*

Fabulous conservatory addition with tiled floor, UPVC double glazed elevations to two sides, including French doors opening on to the patio area. Wall mounted radiator. Fitted blinds.

## STAIRS AND LANDING

*2.76m x 1.38m (9'1" x 4'6")*

Rising from the entrance hallway to the first floor landing. Fitted carpet. UPVC double glazed window at first floor level. Doors off to the three bedrooms and family bathroom.

## BEDROOM ONE

*3.87m x 2.37m (12'8" x 7'9")*

Double room with range of fitted wardrobes. Fitted carpet, wall mounted radiator, UPVC double glazed window overlooking the front of the property.

## BEDROOM TWO

*3.28m x 2.30m (10'9" x 7'7")*

A second double room with range of fitted wardrobes. Fitted carpet, wall mounted radiator, UPVC double glazed window overlooking the rear garden area.

## BEDROOM THREE

*1.75m x 1.95m (5'9" x 6'5")*

A single room with fitted carpet, wall mounted radiator and UPVC double glazed window overlooking the front of the property.

## FAMILY BATHROOM

*1.75m x 1.74m (5'9" x 5'9")*

The family bathroom has a suite comprising bath with shower above, wash hand basin and wc. UPVC double glazed frosted glass window. Wall mounted radiator.

## OUTSIDE AREAS

The property has a pretty front garden area with block paved driveway leading to a detached garage. To the rear there is a private patio section in front of a lawned garden area.

## DETACHED GARAGE

*6.30m x 2.89m (20'8" x 9'6")*

Fabulous detached garage with electrical connection for light and power. Spacious and sturdy!



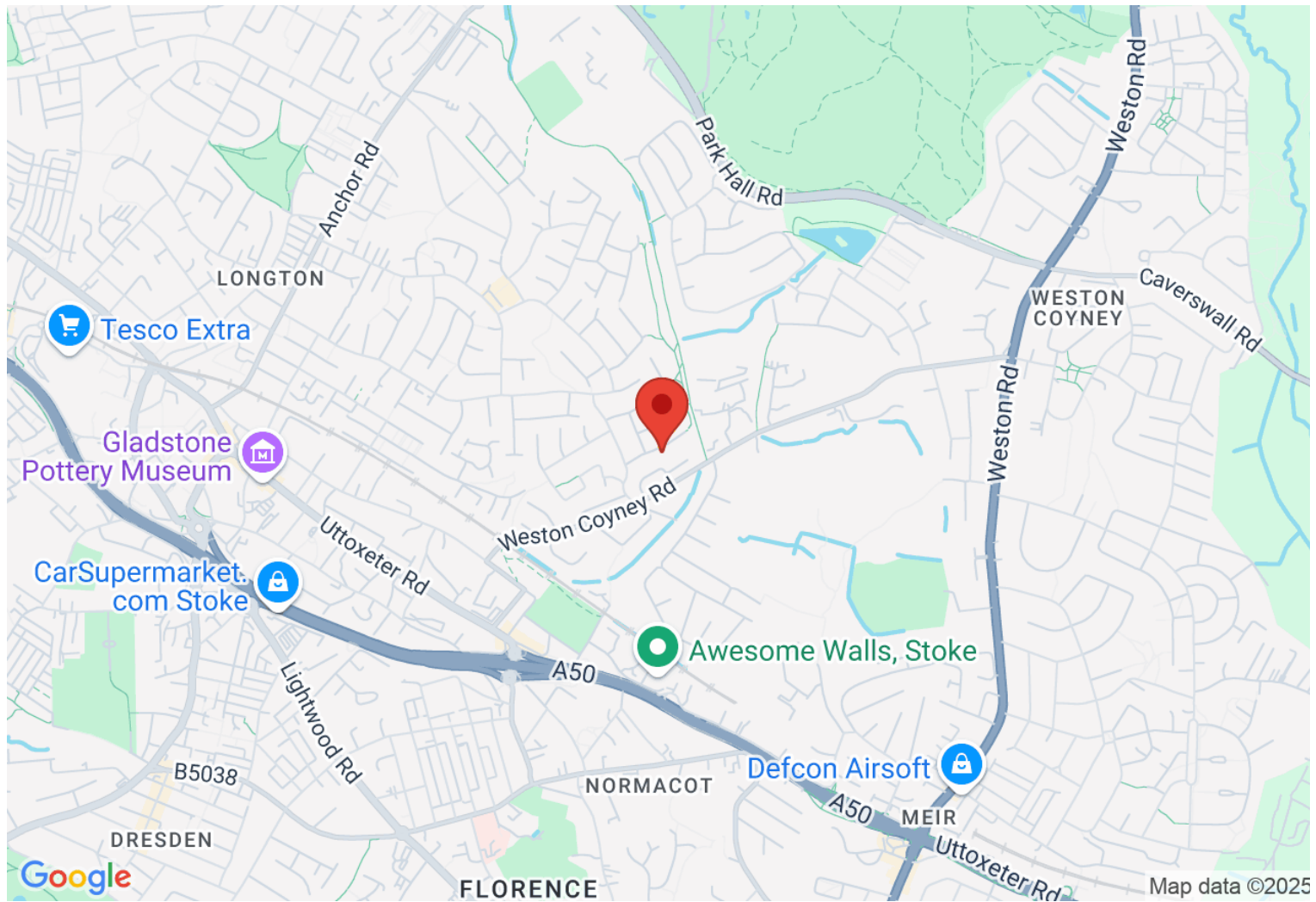








## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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