



Amundsen Avenue, Swain House,

£149,950

* SEMI DETACHED * THREE BEDROOMS * FAMILY SIZED *

* CUL-DE-SAC LOCATION * MODERN BATHROOM * GOOD SIZED GARDENS *

A fantastic opportunity for either first time buyer or young family to purchase this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, fitted dining kitchen, three first floor bedrooms and a modern bathroom.

To the outside there are good sized gardens.



Entrance

Lounge

11'1" x 15'4" (3.38m x 4.67m)

With stainless steel electric fire in feature fireplace, radiator, upvc French doors to rear garden.

Dining Kitchen

12'5" x 9'5" (3.78m x 2.87m)

With wall and base units incorporating stainless steel sink unit, gas hob, electric oven, plumbing for auto washer, radiator.

First Floor Landing

Bedroom One

10'1" x 9'8" (3.07m x 2.95m)

With radiator and built in wardrobe.

Bedroom Two

12'1" x 8'3" (3.68m x 2.51m)

With radiator.

Bedroom Three

8'9" x 7'1" (2.67m x 2.16m)

With radiator.

Bathroom

Modern three piece white suite, tiled walls and radiator.

Exterior

To the outside there is a garden to the front, larger enclosed lawned garden to the rear with shed.

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the 4th exit onto Wrose Rd, turn left onto Wrose Ave, continue straight onto Amundsen Ave and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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