



33 Woodland Avenue, Colburn, DL9 4WD
£625



- AVAILABLE MID OCTOBER 2023 • Living Room & Kitchen • Cloaks/W.C • 2 Bedrooms • Family bathroom/W.C • 2 Off Street Parking Spaces • Enclosed Rear Garden • NO PETS

ENTRANCE RECEPTION

Front door leading into entrance reception with stairs to first floor, single radiator, doors to cloaks/w.c, lounge and walk through to kitchen.

CLOAKS/W.C

Low level w.c, pedestal hand basin with mixer tap and splash back, single radiator, extractor fan and window to front elevation.

KITCHEN 3.011 x 1.611 (9'10" x 5'3")

Single drainer fed by mixer tap, fitted with an attractive range of high gloss base, drawer and wall units with contrasting work top surfaces incorporating a four ring gas hob and below oven, stainless steel splash back and extractor over head. Plumbing for automatic washer, electric floor kick heater, Ideal combination boiler and UPVC double glazed windows to front.

LOUNGE 4.468 max x 3.693 max (14'7" max x 12'1" max)

French doors to rear, TV point, 2 radiators and useful understairs cupboard.

FIRST FLOOR LANDING

Loft hatch giving access to the roof void, single radiator

BEDROOM 1 3.066 x 2.553 (10'0" x 8'4")

UPVC window to rear, single radiator, TV point and telephone point and wall length fitted wardrobes.

BEDROOM 2 3.697 x 2.637 (12'1" x 8'7")

UPVC window to front, single radiator and built in half cupboard for storage.

FAMILY BATHROOM/W.C

Three piece white suite comprising paneled bath with mixer tap, above shower and screen, pedestal hand basin with mixer tap, low level w.c, tiling to part walls, heated chrome towel rail and Expilair extractor fan.

EXTERNALLY

To the front is a path with outside light, a gate and path to the side lead to the rear garden.

The rear garden is laid to lawn, enclosed by fencing. A gate and wrought iron railings give access to 2 car parking spaces in a 1 bay unit.

