



## Humber Road, £165,000

- Family Home
- Front and Rear Garden
- Freehold
- Close to local amenities
- Excellent Transport Links
- EPC Rating: C



 3  1  1





## About the property

For sale is this neutrally decorated semi-detached house, a suitable choice for first-time buyers, investors, and families alike. As you enter the property, you are welcomed by the spacious reception room, equipped with a charming fireplace and providing access to the garden, making it an ideal spot for relaxation and entertainment.

The house boasts three bedrooms, two of which are generous doubles and one is a comfortable single room. Each room is tastefully decorated, creating a warm and inviting atmosphere for occupants.

Adjacent to the reception room is the kitchen which is flooded with natural light, creating a bright and airy space. This kitchen has been thoughtfully designed to cater to all your culinary needs.

The property is semi-detached, providing an added sense of privacy and space. One of the unique features of this house is its beautiful garden, which offers a tranquil outdoor space for you to enjoy.

The location of the property is particularly advantageous, surrounded by public transport links, nearby schools, and local amenities. For those who enjoy the outdoors, there are green spaces and parks in close proximity, offering plenty of options for recreational activities.

This property is a blend of comfort and convenience, making it an ideal home for those looking to benefit from all that this vibrant community has to offer.





## Accommodation

### Entrance Hall

### Living Room

22' 8" x 11' max ( 6.91m x 3.35m max )

### Kitchen

20' 2" x 7' 4" max ( 6.15m x 2.24m max )

### Bedroom One

11' 11" x 9' 7" ( 3.63m x 2.92m )

### Bedroom Two

11' 1" x 8' 9" ( 3.38m x 2.67m )

### Bedroom Three

13' 8" x 5' 8" ( 4.17m x 1.73m )

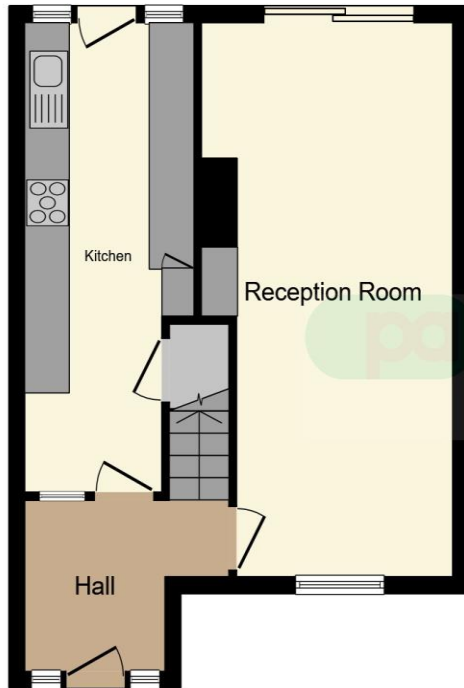
### Bathroom



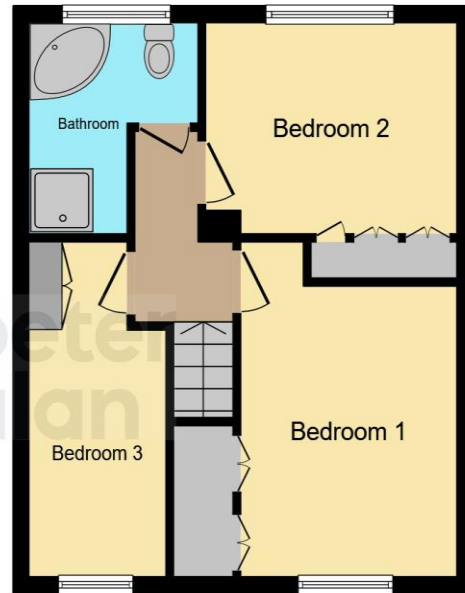
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## Floorplan



**Ground Floor**



**First Floor**

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