



## Park Avenue

£220,000

- NO CHAIN
- Desirable area
- On street parking
- Close to local amenities
- Council tax band D
- EPC Rating: Awaited



3 1 2





## About the property

This attractive three bedroom mid terrace house is ideally located within a highly desirable residential area, offering comfortable family living with excellent access to local amenities, schools, and transport links. The property welcomes you through a bright entrance hall that opens seamlessly into two generous open plan reception rooms, creating a flexible and sociable living and dining space ideal for both everyday use and entertaining guests.

To the rear, a well arranged kitchen provides ample storage and worktop space, with room for modern appliances and direct access to the garden. A practical downstairs bathroom completes the ground floor, adding convenience for busy households and visitors alike.

Upstairs, the first floor hosts three well proportioned double bedrooms, each offering plenty of space for bedroom furniture, home working, or guest accommodation. Natural light flows throughout, enhancing the sense of space and comfort.

Externally, the property benefits from a decent sized rear garden with additional access from the back lane if needed, perfect for outdoor dining, gardening, or relaxing during warmer months, it also include a brick built outbuilding. On street parking is available to the front of the property. Further benefits include council tax band D and an EPC rating of C. This well presented home combines space, practicality, and a sought after location, making it an excellent opportunity for families or professionals alike.





## Accommodation

### Entrance Hallway

### Living/Dining Area

23' x 12' 4" ( 7.01m x 3.76m )

### Kitchen

8' 7" x 8' 9" ( 2.62m x 2.67m )

### Utility Room

5' 9" x 3' ( 1.75m x 0.91m )

### Landing

### Bedroom 1

15' 5" x 10' 3" ( 4.70m x 3.12m )

### Bedroom 2

12' 4" x 9' 4" ( 3.76m x 2.84m )

### Bedroom 3

8' 9" x 9' 4" ( 2.67m x 2.84m )

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## Floorplan

## Important Information

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