



Leckwith Avenue, offers over £290,000

- Perfect Family Home
- Open Plan Kitchen/Dining Room Area
- Utility Space
- Beautifully Presented
- Sought After Location
- EPC Rating: D



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About the property

Located in the very sought after area of Canton, is this beautifully presented three bedroom mid-terrace family home!!! Just walking distance to all local amenities such as shops, restaurants, pubs and transport links. This property is situated within close proximity to Victoria Park, Cowbridge Road and local attraction the Bone Yard. Leckwith Avenue is also close to all local primary and secondary schools and their catchments. Internally the property comprises entrance hall, lounge, dining area, kitchen and downstairs utility space. To the first floor are three bedrooms and a family bathroom. To the rear is a generous sized garden with rear access via lane and Permit Parking to front of the property. Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk.

Accommodation

Entrance Hallway

Lounge

11' 3" max x 12' 6" max into bay (3.43m max x 3.81m max into bay

Dining Room

10' 7" x 12' 9" max (3.23m x 3.89m max)

Kitchen

9' 8" x 5' 9" (2.95m x 1.75m)



Utility Room

2' 10" x 6' 4" (0.86m x 1.93m)

Bathroom

Landing

Master Bedroom

9' 2" x 14' max into bay (2.79m x 4.27m max into bay)

Bedroom Two

11' 7" max x 10' 8" (3.53m max x 3.25m)

Bedroom Three

6' 6" x 8' 10" (1.98m x 2.69m)

Rear Garden

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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