

Avon Walk, Featherstone



Offers Around £150,000



3



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56

This semi-detached house presents an exciting opportunity for those looking to invest in a renovation project. The house, while in need of some refurbishment, holds great potential for transformation into a modern and stylish home. Its location in Featherstone is advantageous, with local amenities and transport links within easy reach, ensuring convenience for daily living. This property is perfect for investors looking to add value through renovation, allowing for the possibility of significant returns in a desirable area. With a little vision and effort, this house could become a stunning residence that meets the needs of today's homeowners. Don't miss the chance to explore the potential this property has to offer.



- Renovation Project
- Off street parking
- Open plan kitchen/diner
- Separate living space
- Good sized rear garden
- Three double bedrooms
- Separate bathroom and WC
- CHAIN FREE
- Council Tax Band B
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Lounge

12'10" x 11'11" (3.93 x 3.65)

A good sized lounge space with a bay window to the front of the property, a wall mounted fire and a central heating radiator.

Kitchen Diner

19'1" x 7'11" (5.84 x 2.43)

A generously sized open plan kitchen diner fitted with under counter and wall mounted cupboards, a double sink with mixer tap, plumbing for a washing machine, an electric oven with gas hob. The kitchen diner also has sliding doors to the rear of the property and central heating radiator.

Bedroom One

11'10" x 9'11" (3.61 x 3.03)

A good sized double bedroom with built in wardrobes, a window to the front of the property and a central heating radiator.

Bedroom Two

9'11" x 7'11" (3.04 x 2.42)

A double sized bedroom with a window to the rear of the property and a central heating radiator.

Bedroom Three

8'11" x 8'10" (2.74 x 2.70)

A good sized bedroom with fitted wardrobes, a window to the front of the property and a central heating radiator.

Bathroom

Split into two rooms, the first containing a bath with electric over shower and a wash hand basin. The second of the two rooms consists of a low flush WC.

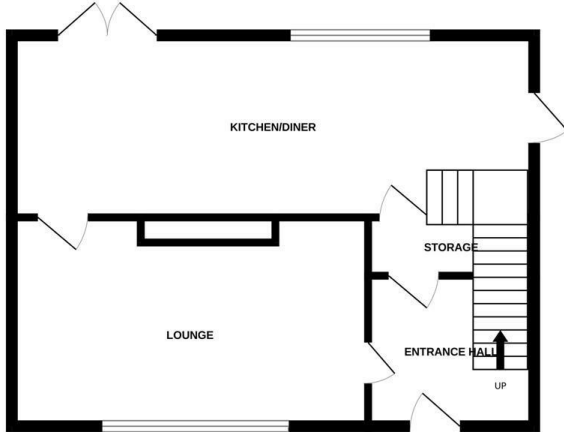
External

The front of the property consist of a gated concrete driveway with space for two cars. The rear of the property is a small grass area and a good sized pebbled area.

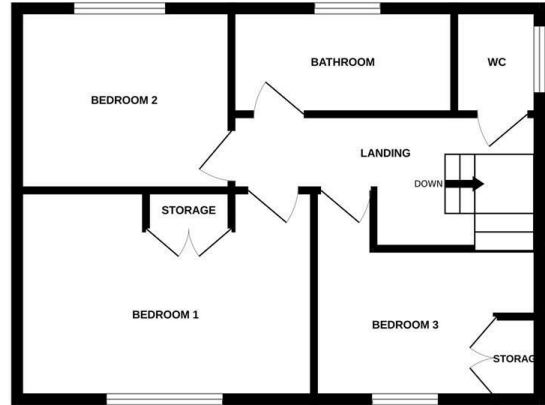


Floor Plan

GROUND FLOOR




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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