



Birklands Avenue



Offers in Excess of £170,000

Chadwells
Estate & Letting Agents





*Pack your bags and move straight
in to this wonderful family home.*





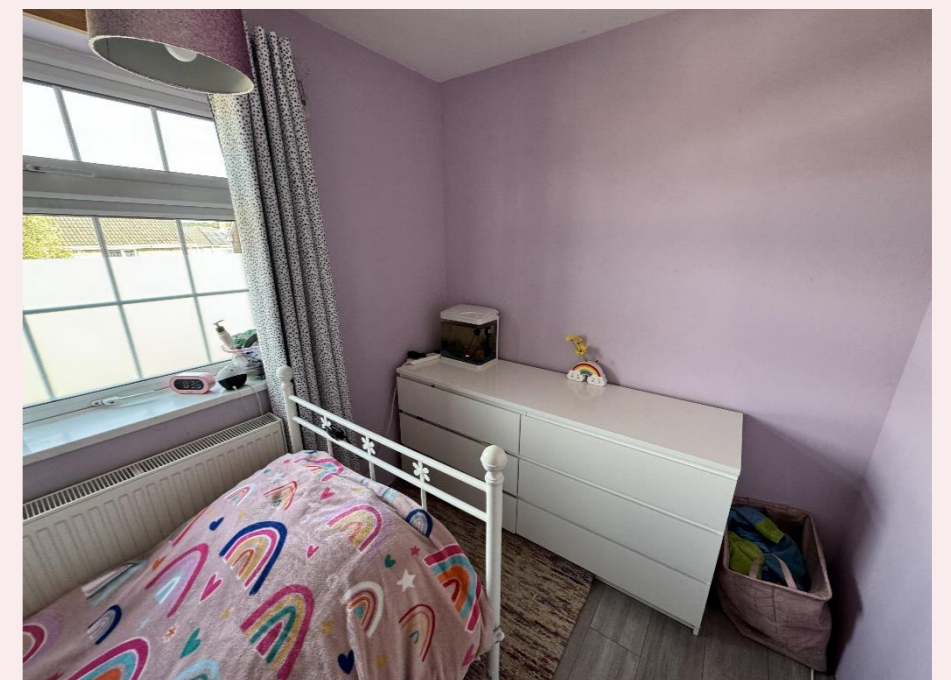
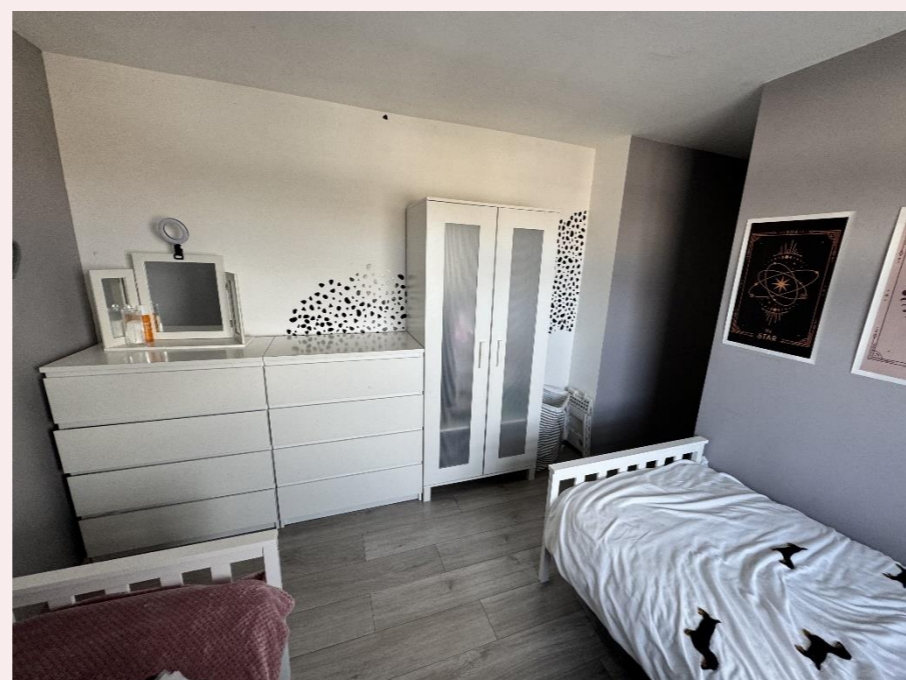
Birklands Avenue





Welcome

Situated in the heart of Ollerton Town this property has spacious living accommodation and is finished to a high standard throughout. Boasting a large kitchen/diner fully equipped with integrated appliances, a cosy lounge, a fantastic conservatory overlooking the private rear garden, three well proportioned bedrooms and a family bathroom. Additional benefits to this already perfect family home are the wood build garden room complete with power and lighting and the block paved frontage allowing for ample off-road parking. The property has been well maintained by the current owners and would make the ideal home for all the family! This property is a must see!



Step inside...

Entrance Hall

Enter through the composite door into the entrance hall, with stairs off to the first floor, laminate flooring and opening into the kitchen/diner and a door leading into the lounge.

Lounge *14' 4" x 11' 0" (4.37m x 3.36m)*

Spacious living area with laminate wood flooring, uPVC window to the front aspect, radiator and TV point.

Kitchen/Diner *20' 8" x 9' 9" (6.30m x 2.98m)*

Fitted with a modern kitchen comprising wall and base units, square edge work surfaces and one and a half sink with mixer tap. Integrated dishwasher, two electric ovens, microwave and five ring gas hob. Space and plumbing for washing machine and free standing fridge/ freezer. Tiled splashbacks and flooring to the kitchen area. The dining area has patio doors leading to the conservatory and a uPVC door to the side. Laminate flooring, radiator and an opening into the hallway.

Conservatory *14' 10" x 9' 10" (4.52m x 2.99m)*

Having wood flooring, uPVC French doors to the rear garden, radiator and TV point.

Landing

With laminate flooring, doors leading to the three bedrooms, family bathroom and loft access. A uPVC window to the side aspect.

Master Bedroom *14' 8" x 10' 11" (4.47m x 3.32m)*

With laminate flooring, store cupboard with built in shelving and hanging rail, radiator and uPVC window to the rear aspect.

Bedroom Two *14' 4" x 9' 11" (4.37m x 3.02m)*

With laminate flooring, radiator and uPVC window to the front aspect.

Bedroom Three *8' 9" x 6' 9" (2.66m x 2.06m)*

With laminate flooring, radiator, uPVC window to the front aspect and built in storage cupboard.

Bathroom *8' 2" x 5' 6" (2.49m x 1.68m)*

The bathroom is fitted with a bath with mains fed shower and folding glass screen, hand wash basin set on vanity unit and low flush WC. Fully tiled walls and flooring, two obscure uPVC windows and ladder style radiator.

Outside

The front of the property is laid to block paving to allow for plenty of off-road parking.

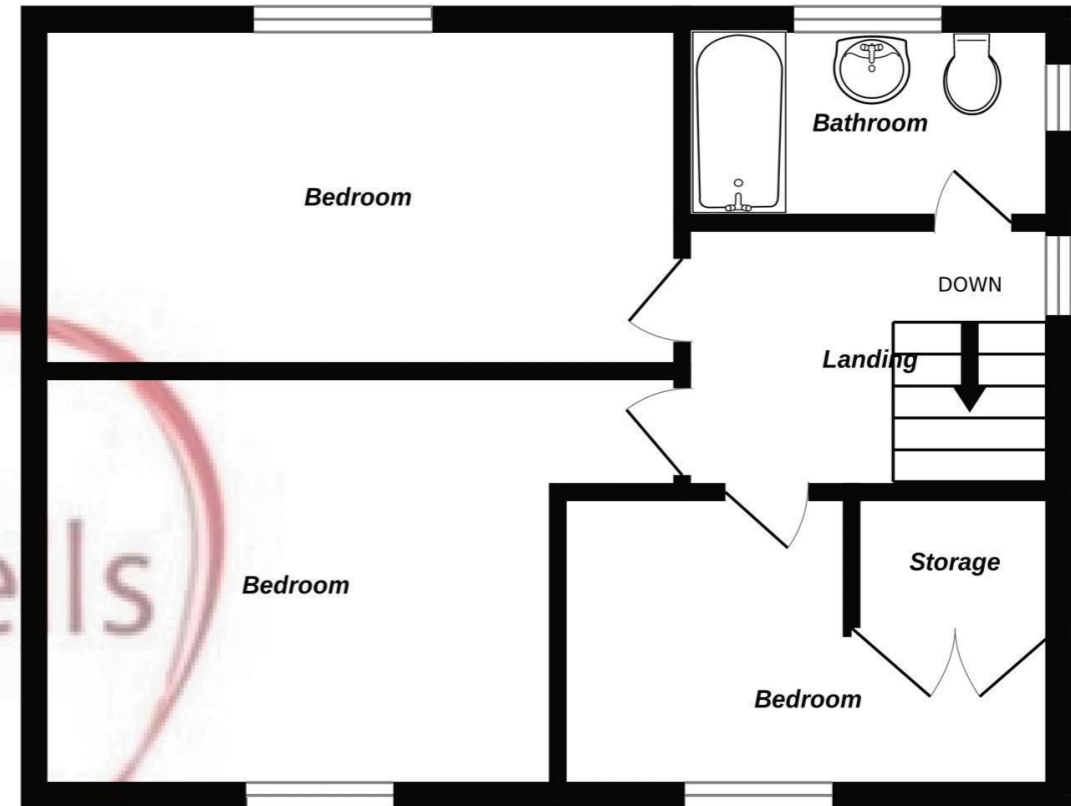
The rear garden has an area laid to block paving and an area laid to lawn surrounded by shrubs and plants. There is a large wood built garden room which has power and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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property, give us a call.

We'd Love To Show You Around!

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