



31 Stuart Avenue

New Ollerton



£135,000

(Chadwells
Estate & Letting Agents





Perfect Property....





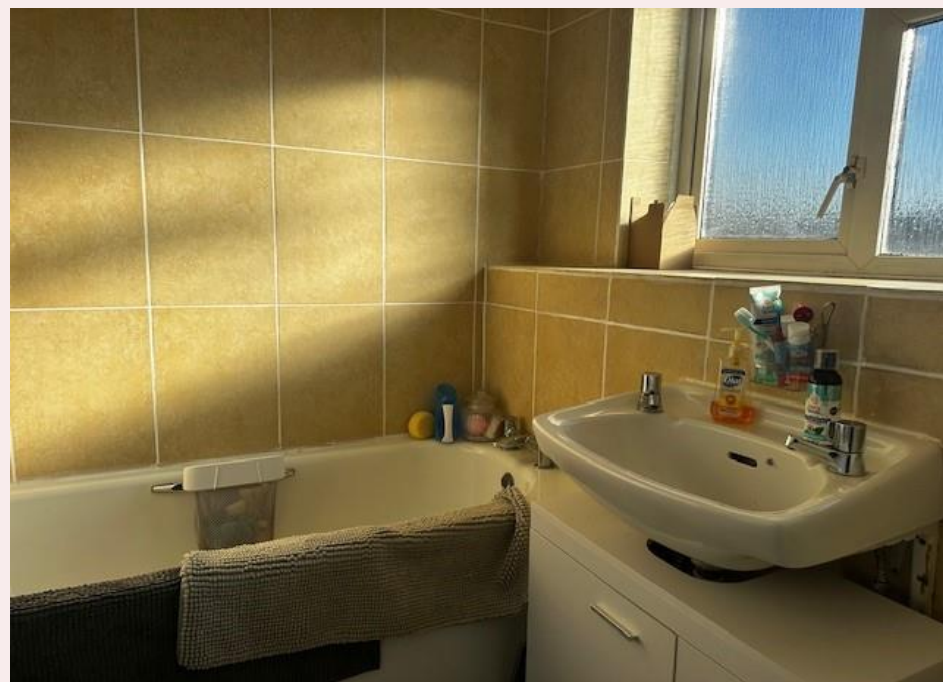
31 Stuart Avenue





Welcome

Perfect Property for Investors & Landlords.. This spacious three bedroom Semi detached property is offered with tenant in situ. To the ground floor you will find a larger than average kitchen/diner, lounge, WC and office space. The first floor has three good sized bedrooms and family bathroom. Externally you will find an enclosed rear garden with two concrete built storage units. The property also has low maintenance garden to the front. Contact our office today to arrange a viewing.



Step inside...

Entrance Hallway *15' 7" x 2' 11" (4.760m x 0.88m)*
Accessed through a uPVC door, wood flooring, radiator, ceiling light fitting and stairs off to the first floor landing.

Lounge *11' 1" x 13' 11" (3.380m x 4.240m)*
With laminate wood flooring, window to the rear aspect, BT point, radiator and ceiling light fitting.

Kitchen/Breakfast Room *12' 8" x 12' 1" (3.851m x 3.676m)*
Fitted with a number of wall and base units with wood effect work surfaces, integrated electric hob, oven and stainless steel sink and drainer. Plumbing for washing machine and dish washer. Window to the front aspect, radiator and ceiling light fitting.

Office *10' 10" x 5' 11" (3.307m x 1.808m)*
Neutrally decorated with real wood flooring, uPVC door leading to the front of garden, wooden door into the downstairs WC.

WC *3' 2" x 5' 11" (0.964m x 1.806m)*
Neutrally painted sage green with wood flooring, white toilet and sink with obscure window to the front of the property.

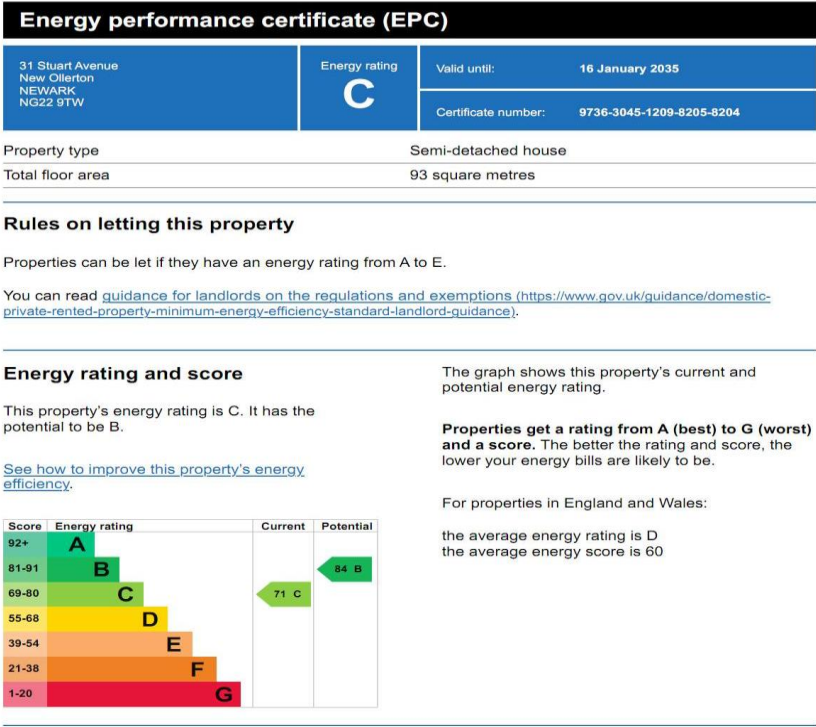
Bathroom *5' 5" x 7' 8" (1.655m x 2.348m)*
Fully tiled bathroom walls, vinyl flooring , obscure window to the front aspect of the property. White bath with electric shower overhead, free standing sink and toilet.

Master bedroom *11' 2" x 10' 5" (3.391m x 3.185m)*
Window to rear of property. Radiator, wood flooring and central light.

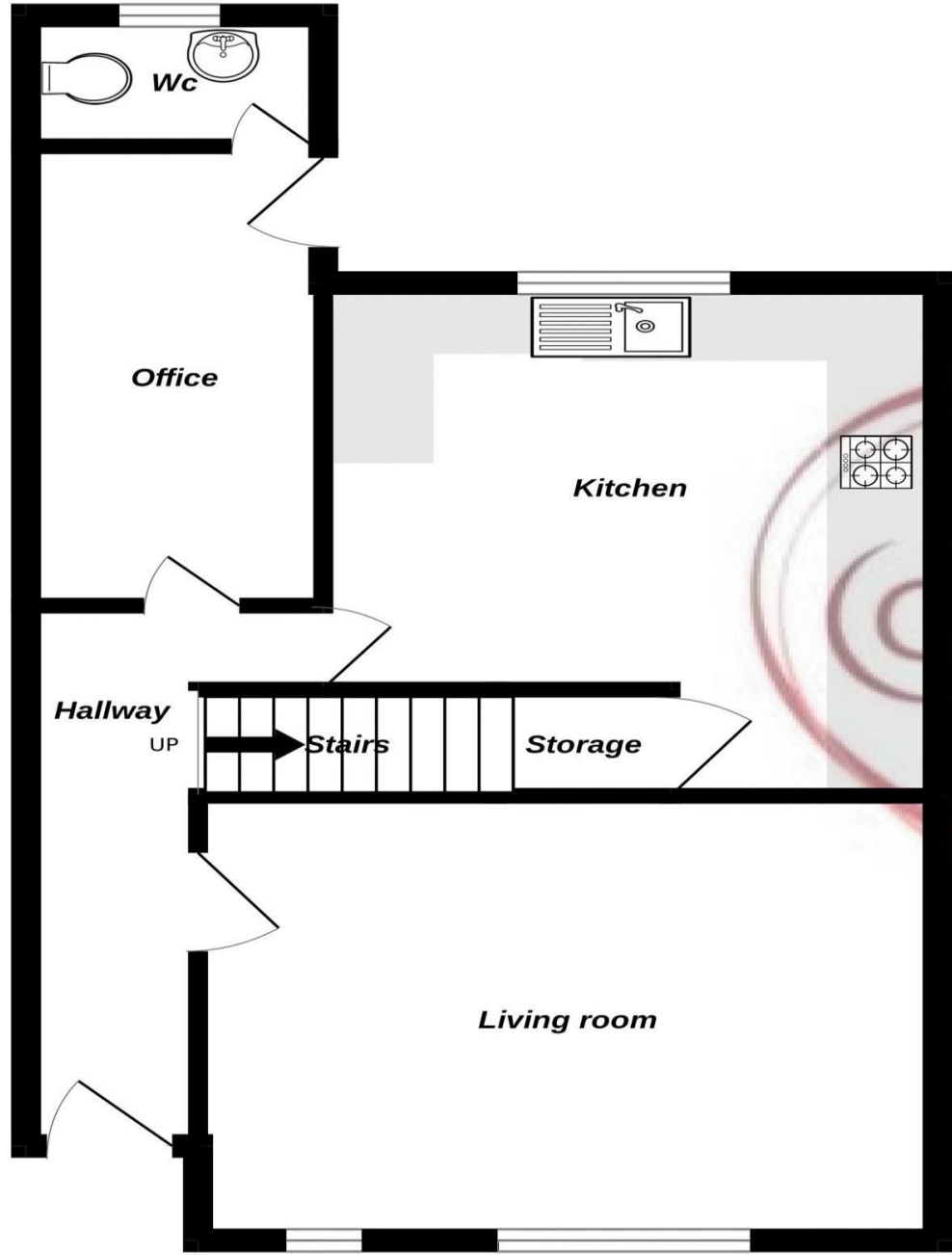
Second Bedroom *9' 8" x 10' 5" (2.946m x 3.185m)*
Window to front of property. Radiator, built in wardrobe, grey carpet and central light.

Third Bedroom *12' 0" x 7' 10" (3.663m x 2.377m)*
Windows to rear of property. Radiator, carpet flooring and central light.

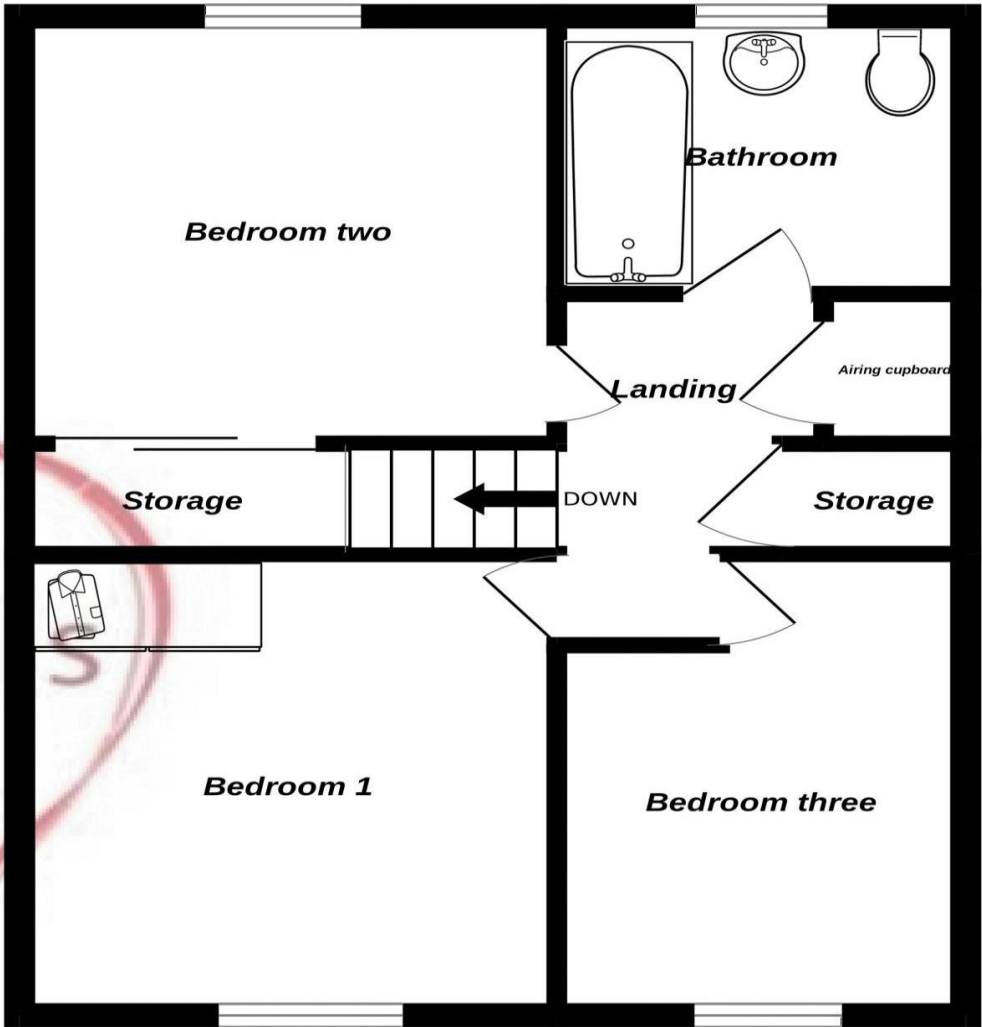
Externally
Front garden laid to lawn with access to side and rear for property. Fully enclosed back garden low maintenance laid with patio slabs, two good sized outside stores.



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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If you'd like to view this amazing
property, give us a call.

We'd Love To Show You Around!

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