



Haldane Avenue, Claughton

£210,000



LESLEY HOOKS
ESTATE AGENTS





This deceptively spacious end-of-terrace house, located in a sought-after residential area, offers a wonderful blend of comfort and convenience. Just a short stroll from local shops, schools, and excellent transport links, the home is ideal for families or anyone seeking easy access to amenities. Inside, the property features uPVC double glazing and efficient gas central heating via a combi boiler. The layout includes a welcoming porch, a hallway, and a light and airy lounge with a charming bay window. The dining room, offers a perfect space for family meals, while an additional sitting room with a second bay window adds extra living space. The fitted kitchen is practical and well-equipped for everyday use. Upstairs, you'll find four generously sized bedrooms, providing plenty of room for a growing family, along with a three-piece bathroom that whilst perfectly usable, could benefit from a touch of modernisation. Outside, the enclosed rear courtyard offers a private spot to relax, while the front driveway leads to a garage for parking and extra storage. With no onward chain, this home is ready for its next chapter! Council tax band B. Freehold



Porch

3'3" (0.99m) x 7'0" (2.13m)

Hallway

9'6" (2.9m) x 7'1" (2.16m)

Lounge

17'9" (5.41m) x 15'6" (4.72m) Into Bay

Dining Room

13'5" (4.09m) x 11'5" (3.48m)

Sitting Room

15'3" (4.65m) x 13'6" (4.11m)

Kitchen

17'2" (5.23m) Max x 10'8" (3.25m)



Bedroom One

15'11" (4.85m) x 15'6" (4.72m) Into Bay

Bedroom Two

15'1" (4.6m) Into Bay x 13'7" (4.14m)

Bedroom Three

9'5" (2.87m) x 8'10" (2.69m)

Bedroom Four

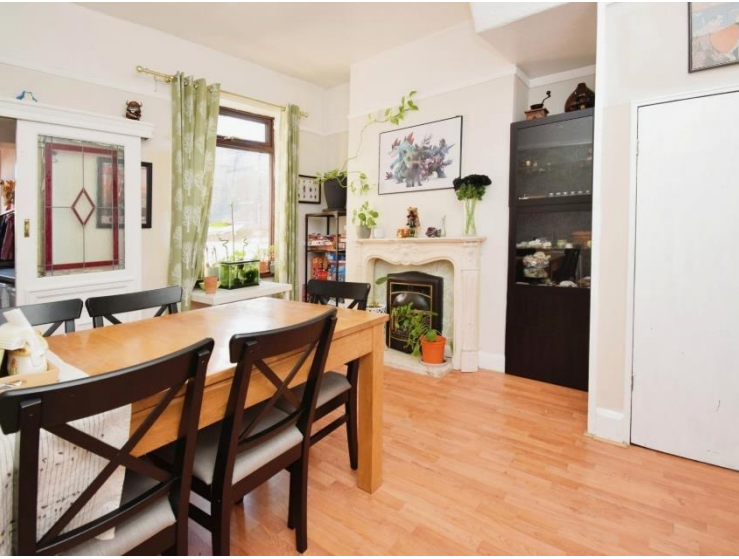
8'7" (2.62m) x 8'0" (2.44m)

Bathroom

8'7" (2.62m) x 5'10" (1.78m)

Garage

14'11" (4.55m) x 7'11" (2.41m)





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for 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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