



Railway Avenue, Catcliffe



This **OUTSTANDING** three bedroom semi-detached is beautifully appointed throughout and is located within easy reach of Schools, Shops and commuter transport links making it an all-round desirable purchase. It comes with a tastefully appointed Lounge with feature media wall, has a fabulous **OPEN PLAN** Kitchen Diner, Dining area with rear french doors and a dividing peninsula to a stylish modern Kitchen in a smart gloss finish with integral cooking appliances. The first floor has three ample sized bedrooms and a family bathroom with separate shower cubicle. Externally it doesn't disappoint, the rear having an enclosed low maintenance garden with patio seating and further wooden decked patio seating, a wooden storage shed and a wooden oversized Garage and a secure driveway which is long enough for two cars. **\*\* VIEWING STRONGLY ADVISED \*\***Awaiting EPC

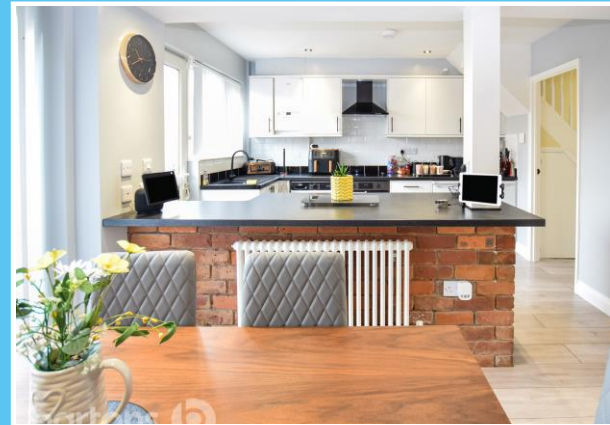
**£160,000**

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## ACCOMMODATION

- OUTSTANDING Three Bedroom Semi-Detached
- Beautifully Appointed Throughout with a Fabulous Rear Garden, Secure Driveway and Garage
- Lounge with Feature Media Wall, OPEN PLAN Kitchen Diner with Dividing Peninsula and Integral Appliances
- Three Ample Bedrooms, Family Bathroom with Separate Shower Cubicle
- Location Handy for Schools, Shops, Bus and Commuter Transport Links
- \* The property has been affected by historical flooding with further defences now in place - Buyers Advised to Seek Advice \*
- Awaiting EPC



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.




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TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency under any circumstances.  
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