




## 48 Western Avenue

£180,000

 2  1  1



**Butler & Co Estate Agents** are delighted to present this spacious two double-bedroom semi-detached home in the highly sought-after area of Dogsthorpe. This property offers great potential with its generous living spaces, two double bedrooms, a driveway with parking, and both front and rear gardens.

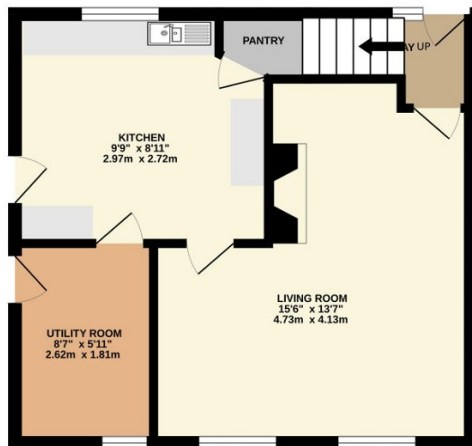
Ideally located with easy access to local primary and secondary schools, shops, restaurants, medical centre and excellent commuter links including the main bus route to city centre, this home is perfect for families and professionals alike.

Don't miss out—call Butler & Co today to arrange a viewing!

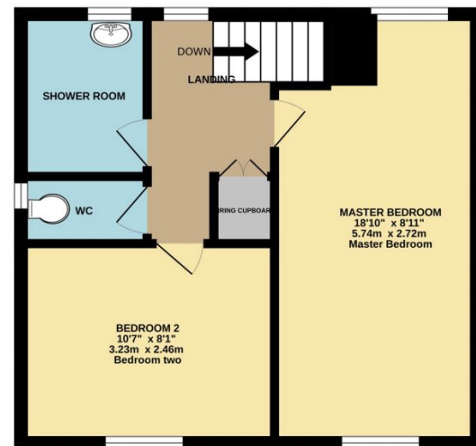
## Key Features

- Great Access To Commuter Links including the main bus route to city centre
- Great potential
- Two Double Bedrooms
- Enclosed Front & Rear Garden
- Utility Room
- Easy access to Schools, Shops, Medical Centre & Restaurants
- Semi-Detached house
- Driveway
- Popular Location
- Eye Green Nature Reserve & Dogsthorpe Star Pit within 3 miles.

GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

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.  
Made with Metropix ©2024