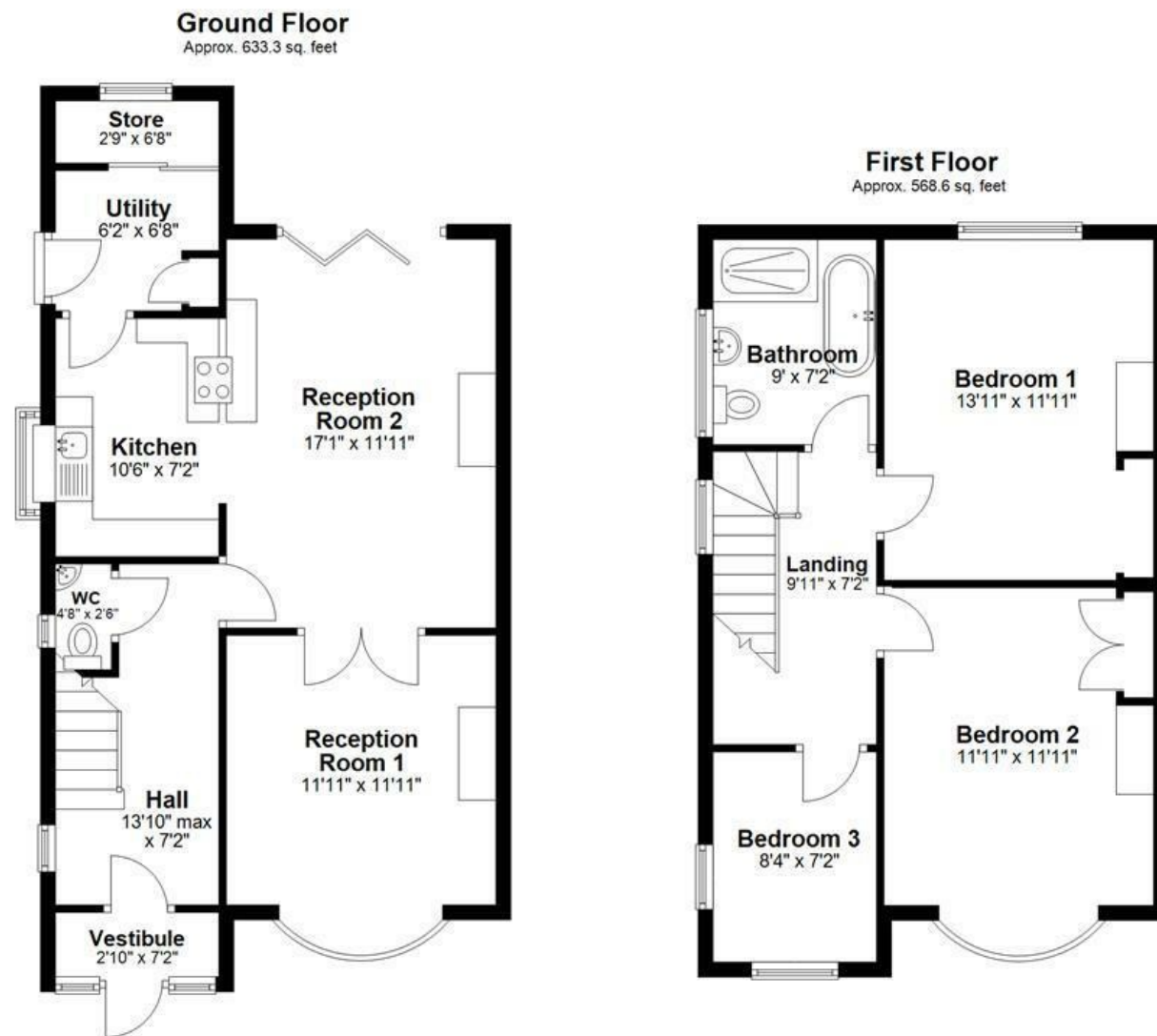




Lawrence Avenue, Simonstone, BB12 7HX

Offers Over £355,000

A STUNNING SEMI-DETACHED FAMILY HOME

Nested in the sought-after Lawrence Avenue of Simonstone, this semi-detached property is a true gem waiting to be discovered. Boasting two spacious reception rooms, three cosy bedrooms, and a modern four piece bathroom, this property is perfect for a family seeking a comfortable and stylish home.

Recently renovated to a high standard, this house exudes elegance and sophistication. The chic interior design adds a touch of luxury to every corner, creating a welcoming and homely atmosphere that is simply irresistible.

Conveniently located with easy access to commuter routes and local primary schools, this property offers the ideal blend of tranquillity and practicality. Whether you're commuting to work or dropping off the kids at school, this location makes everyday life a breeze.

Step outside and be greeted by a charming garden, perfect for relaxing on sunny afternoons or hosting summer barbecues. With off-road parking available, convenience is truly at your doorstep.

If you're in search of a property that is move-in ready and promises a delightful living experience, look no further. This home on Lawrence Avenue is a rare find that ticks all the boxes for a modern family lifestyle.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  2  D

- Exquisite Semi Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking for Multiple Vehicles
 - EPC Rating D
- Three Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Leasehold
- Four Piece Bathroom Suite
 - Sought-After Location
 - Council Tax Band D

Ground Floor

Entrance Vestibule

7'2 x 2'10 (2.18m x 0.86m)

Composite double glazed frosted front door and windows, spotlights and door to hall.

Hall

13'10 x 7'2 (4.22m x 2.18m)

UPVC double glazed window, central heating radiator, spotlights, wood panelling, wood effect flooring, door to W/C, reception room two and stairs to first floor.

WC

5'2 x 2'6 (1.57m x 0.76m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, partially tiled elevations, spotlights and wood effect flooring.

Reception Room Two

15'11 x 11'11 (4.85m x 3.63m)

Upright central heating radiator, coving, spotlights, recessed feature lighting, television point, wood effect flooring, open access to kitchen, double doors to reception room one and bi-folding doors to rear.

Reception Room One

11'11 x 11'11 (3.63m x 3.63m)

UPVC double glazed bow window, central heating radiator, coving, spotlights, wood panelling, television point, cast iron log burner with stone hearth and wooden mantel.

Kitchen

10'6 x 7'2 (3.20m x 2.18m)

UPVC double glazed window, upright central heating radiator, range of wall and base units with laminate worktops and upstands, integrated high rise oven, four ring electric hob and extractor hood, composite sink and drainer with mixer tap, tiled splashback, integrated fridge freezer and dishwasher, spotlights, wood effect flooring and door to utility.

Utility

6'8 x 6'2 (2.03m x 1.88m)

Plumbing for washing machine, wall mounted boiler, wood effect flooring, spotlights and sliding door to store.

Store

6'8 x 2'9 (2.03m x 0.84m)

UPVC double glazed window and wood effect flooring.

First Floor

Landing

9'11 x 7'2 (3.02m x 2.18m)

UPVC double glazed window, loft access, spotlights, doors to three bedrooms and family bathroom.

Bedroom One

13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobe.

Bedroom Two

11'11 x 11'11 (3.63m x 3.63m)

UPVC double glazed bow window, central heating radiator, coving, spotlights and fitted wardrobe.

Bedroom Three

8'4 x 7'2 (2.54m x 2.18m)

Two UPVC double glazed windows, central heating radiator, coving and spotlights.

Bathroom

9'0 x 7'2 (2.74m x 2.18m)

UPVC double glazed window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap and rinse head, walk-in direct feed rainfall shower with rinse head, partially tiled elevations and tiled flooring.

External

Rear

Laid to lawn garden with Indian stone paved patios and timber shed.

Front

Laid to lawn garden, bedding areas, gravel chippings and off road parking for multiple vehicles in tandem.



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