



- Extended Semi Detached House
- Living Room
- Dining Room
- Kitchen
- 3 Bedrooms
- Family Bathroom With Shower
- Council Tax Band B
- EPC Band D

Lloyds Avenue, , DN17 1BX,
Monthly Rental Of £850





A well-presented semi detached house situated in this popular area close to local amenities, parks and transport links. The accommodation comprises 3 bedrooms and bathroom to the first floor, whilst downstairs boasts a lounge, downstairs W/C, dining room and extended kitchen. Outside there are front and rear gardens with garage and driveway providing off street parking. Holding fee - £196, deposit - £980.



Entrance Hall

Having uPVC double glazed door to front elevation, radiator and stairs to first floor landing.

Living Room

11' 3" x 12' 2" (3.43m x 3.71m)

Having uPVC double glazed window to front elevation, gas fire and radiator.

Dining Room

14' 1" max x 11' 9" max (4.29m x 3.58m)

Having uPVC double glazed bay window to rear elevation and radiator.

WC

7' 8" x 2' 10" (2.34m x 0.86m)

With laminated flooring, hand wash basin, low level WC and uPVC double glazed window to side elevation.

Kitchen

17' 9" x 6' 11" (5.41m x 2.11m)

Having uPVC double glazed door to side elevation, uPVC double glazed windows to the side elevation, radiator, wall and base units with work surfaces over, oven, hob and extractor hood, sink and drainer and combi boiler.

First Floor Landing

Having uPVC double glazed window to the side elevation.

Master Bedroom

12' 2" x 12' 0" (3.71m x 3.65m)

Having uPVC double glazed window to rear elevation and radiator.

Bedroom 2

11' 3" x 12' 0" (3.43m x 3.65m)

Having uPVC double glazed window to the front elevation, cupboard and radiator.

Bedroom 3

7' 3" x 6' 9" (2.21m x 2.06m)

Having uPVC double glazed window to the front elevation and radiator.

Bathroom

6' 9" x 6' 9" (2.06m x 2.06m)

Having uPVC double glazed window to rear elevation, tiled splash backs, wash hand basin, low level WC and new panelled bath with electric shower over.

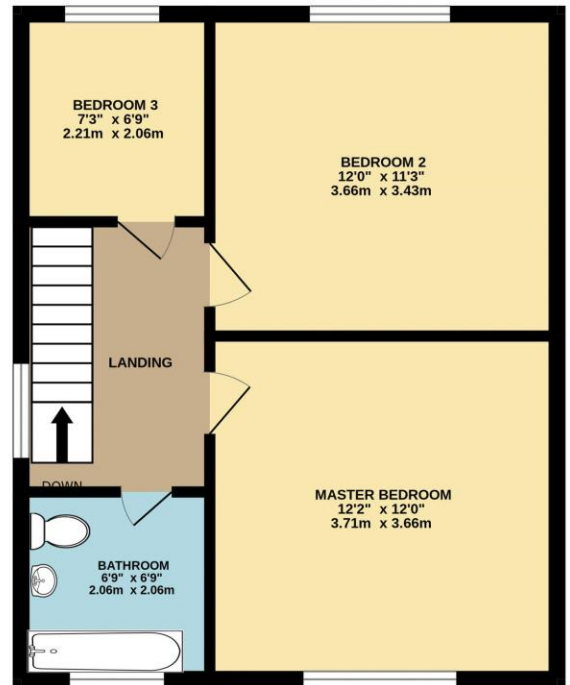
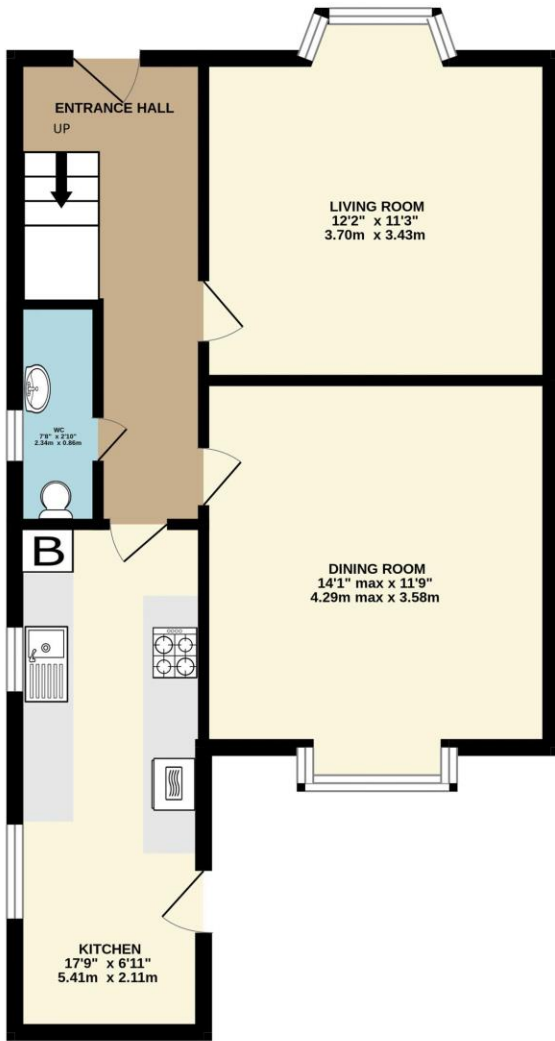
Outside

The rear garden is mainly laid to lawn with a paved patio area and garage. The front garden is laid to lawn with driveway to the side of the property.



GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 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.
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