

Burdon Avenue, Hemlington



£154,950

IH INGLEBY HOMES





Built to the popular 'Mosely' design by Persimmon, and situated within the desirable 'Saffron Gardens' development, this attractive property is a fine example of its kind.

Delivering modern accommodation over three impressive levels, and 'turn-key' ready, early inspection is advised.

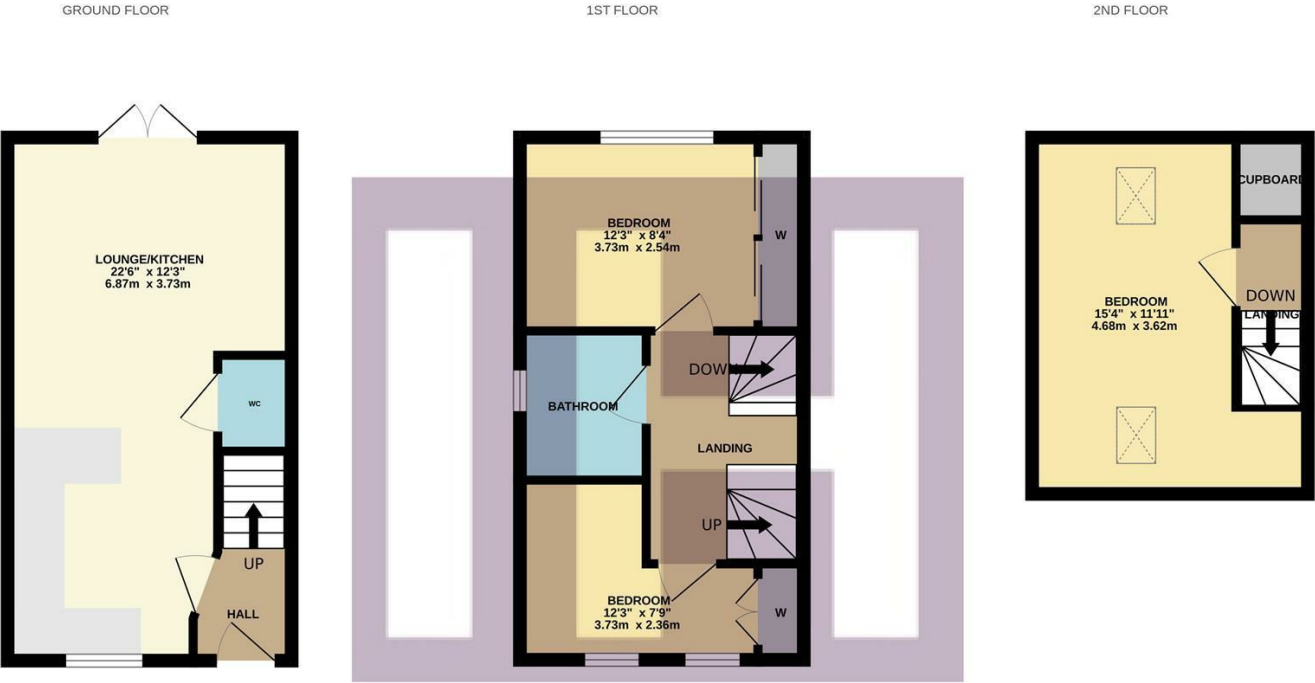
You enter into a welcoming entrance hall, finding the spacious open-plan lounge/kitchen space, with a modern fitted kitchen and breakfast bar, upgraded spot lighting, built-in under stair storage, 'French' doors to the rear garden, and cloakroom/WC off on the ground floor.



Two of the bedrooms are found on the first floor, both with fitted robes, along with the stylish family bathroom. The second floor is occupied by the third bedroom, a large double with 'Velux' windows front and back, currently partitioned approx. 3/4 of the way for its current optimisation as a beauty studio, a feature which can remain, or be removed to suit a new owner. The loft is boarded for useful storage.

The rear garden is fully fence enclosed with gated side access, with re-laid patios both near and far, lawn between.

The Layout



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		96	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C	83		(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The Location



Council Tax Band: C
Tenure: Freehold



- Modern accommodation over three levels
- Attractive 'Saffron Gardens' development within Hemlington
- Contemporary open-plan kitchen/living space
- Modern fitted kitchen with breakfast bar
- Stylish family bathroom
- Off-road parking for two vehicles and lovely enclosed rear garden



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