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118 Andover Avenue, Alkington



- Well Presented Two Bed Mid Townhouse
- Gas Central Heated / uPVC Double Glazed
 - Lounge / Dining Kitchen
 - Three-Piece Bathroom
 - Communal Resident Parking
- Lawned Gardens To The Front And Rear

Offers In Excess Of £160,000

Nestled on the charming Andover Avenue in Alkington, this delightful post-war terraced house presents an excellent opportunity for first-time buyers or those seeking a cosy home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples.

Upon entering, you will find a welcoming reception room that is both spacious and inviting, perfect for relaxing or entertaining guests. The house is smartly presented throughout, showcasing modern decor that complements its character. The double glazing and gas central heating ensure a warm and comfortable environment, regardless of the season.

The layout of this mid townhouse is practical and functional, providing a comfortable living space that maximises every square foot. The property is conveniently located, offering easy access to local amenities and transport links, making it a superb choice for those who value both convenience and community.

This charming home is not just a property; it is a place where memories can be made. With its appealing features and prime location, it truly represents a wonderful first home. Do not miss the chance to view this lovely house and envision your future in Alkington.

GROUND FLOOR

PORCH

Entrance porch leading to...

LOUNGE

5.63m x 3.62m (18'5" x 11'10")

Front aspect with staircase rising to the first floor, under-stair storage, carpet flooring and radiator.

DINING KITCHEN

3.62m x 2.43m (11'10" x 7'11")

Rear aspect with a range of wall and base units comprising of stainless steel sink, electric hob with stainless steel extractor above, built in electric oven, space for washing machine, vinyl flooring and radiator. External access.



FIRST FLOOR

BEDROOM 1

3.67m x 3.62m (12'0" x 11'10")

Front aspect with carpet flooring and radiator.



BEDROOM 2

3.62m x 2.42m (11'10" x 7'11")

Rear aspect with fitted cupboard, carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath with shower over, vanity wash-basin, low-level W.C, part tiled walls and radiator.

OUTSIDE

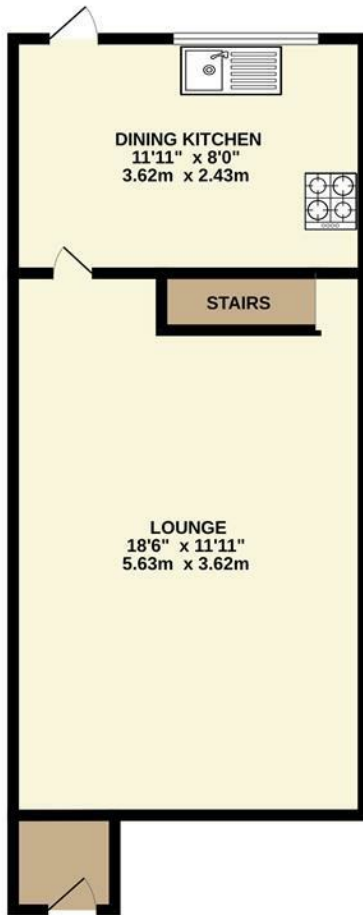
Small front lawned garden and communal resident parking and to the rear is a paved patio leading to an enclosed lawned garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		74	78
EU Directive 2002/91/EC			

*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TWO BED MID TERRACED

TOTAL FLOOR AREA: 642 sq.ft. (59.7 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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