



 **4**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold

Offers in the region of £300,000
Fletchers Way, Allerton Bywater



Brought to the market is this beautifully presented four-bedroom semi-detached home, ideally situated on Fletchers Way in Allerton Bywater. Offering spacious and versatile accommodation set over three floors, this property is perfect for modern family living.

The ground floor briefly comprises an inviting entrance hallway, a stylish kitchen diner, a generously sized lounge, and a convenient downstairs WC. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom. The second floor hosts a further double bedroom, an additional bedroom, and a second bathroom, providing flexible living arrangements.

The property benefits from double glazing and gas central heating throughout.

Externally, there is a fully enclosed rear garden featuring both lawn and patio areas, ideal for outdoor entertaining and family use. To the rear, the property also boasts a fantastic semi-detached garage with a room above, currently utilised as a home studio, offering excellent potential for a variety of uses such as a home office, gym, or hobby space. Dedicated off street parking space with electric car charging point.

For more information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

Living Room 14' 72" x 7' 97" (6.10m x 4.60m)

Living room with two double glazed windows and centrally heated radiator, under stairs storage cupboard.

Kitchen/Diner 14' 68" x 10' 25" (5.99m x 3.68m)

Modern fitted kitchen with a range of wall and base units and integrated appliances comprising of sink with mixer tap, dishwasher, washing machine, fridge/freezer, oven, hob with extractor fan over. Double glazed door to rear garden and further double glazed window.

WC 5' 7" x 5' 7" (1.70m x 1.70m)

Ground floor WC with hand basin, double glazed window with privacy glass.

Bedroom 1 12' 64" x 10' 00" (5.28m x 3.05m)

Double bedroom with built-in wardrobes and double glazed windows. Centrally heated radiator and over-stairs storage cupboard.

En-Suite 7' 5" x 6' 5" (2.26m x 1.96m)

En-suite shower room with white three piece suite comprising of WC, hand basin and shower tray with glass surround. Centrally heated towel rail and double glazed window with privacy glass.

Bedroom 2 12' 74" x 9' 96" (5.54m x 5.18m)

Generously proportioned double bedroom with built-in wardrobes, three double glazed windows and centrally heated radiator.

Bedroom 3 7' 53" x 7' 57" (3.48m x 3.58m)

Double bedroom currently used as an office with double glazed window and centrally heated radiator.

Bedroom 4 7' 98" x 7' 43" (4.62m x 3.23m)

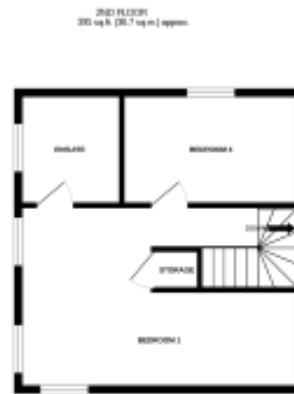
Currently used as a nursery this would fit a small double bed if required. With centrally heated radiator and double glazed window.

Bathroom 7' 43" x 6' 79" (3.23m x 3.84m)


House bathroom with white three piece suite comprising of bath with shower screen and shower over, WC and hand basin. Centrally heated towel rail and double glazed window with privacy glass.

Atelier Unit *19' 58" x 9' 7" (7.26m x 2.92m)*

Currently used as a beauty salon this unit is situated above the garage and would be suitable as living quarters if required.



TOTAL FLOOR AREA: 1215 sq ft (112.9 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 floorplan 5/2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	94
(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, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Fletchers Way, Allerton Bywater

