



100 Pentland Avenue, Clayton, BD14 6JF

£185,000

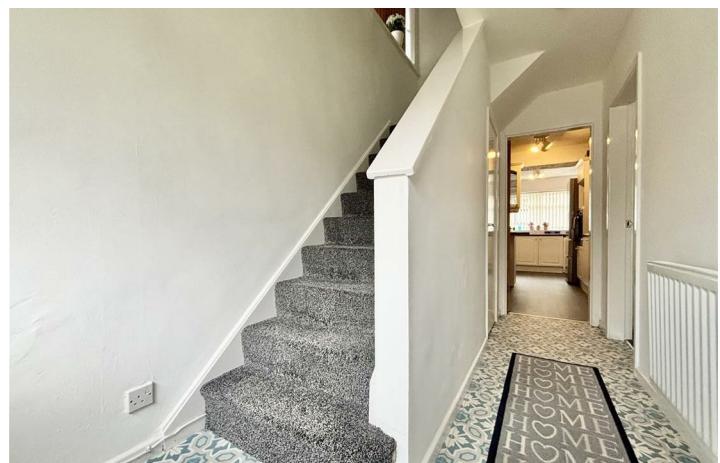
- EXTENDED SEMI DETACHED
- ATTACHED GARAGE
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- GROUND FLOOR WC
- WELL PRESENTED
- GRAVEL DRIVE
- POTENTIAL TO EXTEND

100 Pentland Avenue, BD14 6JF

** EXTENDED THREE BEDROOM SEMI DETACHED ** INTEGRAL GARAGE ** GROUND FLOOR WC ** GARDENS & DRIVEWAY ** WELL PRESENTED ** Bronte Estates are pleased to offer for sale this extended semi detached on the popular Pentland Avenue in Clayton. The property has been extended to the rear to create a larger kitchen and an additional dining or sitting room. Nicely presented throughout, gas central heating, uPVC double glazing, enclosed rear garden and off-road parking to the front. Early viewing advised.



Council Tax Band: C



Entrance Hall

12'5 x 6'1

Front door and side window, stairs off to the first floor, under-stairs storage and a central heating radiator.

Lounge - Diner

21'8 x 11'0

A spacious room with window to the front elevation and two central heating radiators. Arch way leading to:

Dining / Sitting Area

9'0 x 7'9

Window to the rear elevation and a door to the kitchen.

Kitchen

16'4 x 8'4

A fully fitted kitchen with a range of base and wall units, laminate working surfaces and tiled splash-backs. Integrated electric oven, gas hob, extractor and a one and a half bowl stainless steel sink and drainer. Window to the rear and a side door leading to the garage.

WC

Low flush WC and a hand washbasin. Window to the rear.

First Floor

Landing area with a window to the side and access to the loft space.

Bedroom One

11'7 x 9'2

Window to the front elevation and a central heating radiator.

Bedroom Two

9'7 x 9'3

Window to the rear elevation and a central heating radiator.

Bedroom Three

8'8 x 8'0

A good-sized third bedroom. Window to the front and a central heating radiator.

Bathroom

White three piece bathroom suite comprising of a panelled bath with mains powered shower

over, pedestal washbasin and a low flush WC. Fully tiled walls, airing cupboard, central heating radiator and a window to the side elevation.

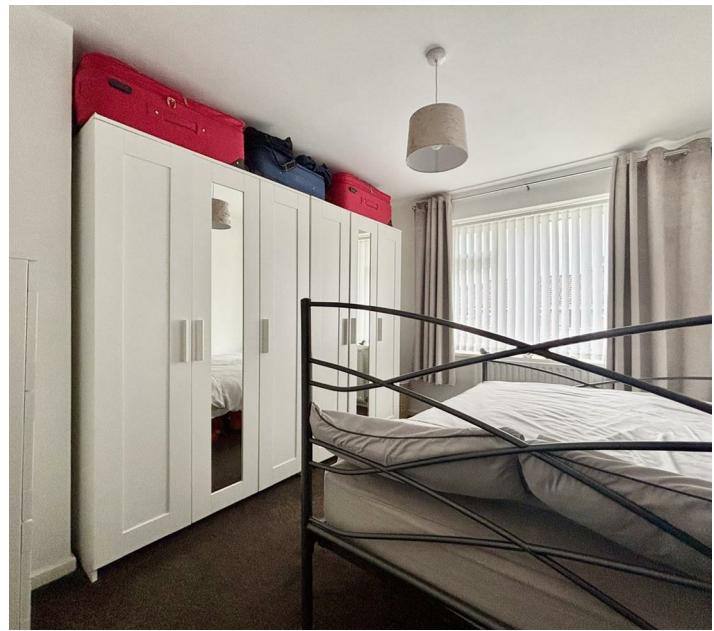
Garage

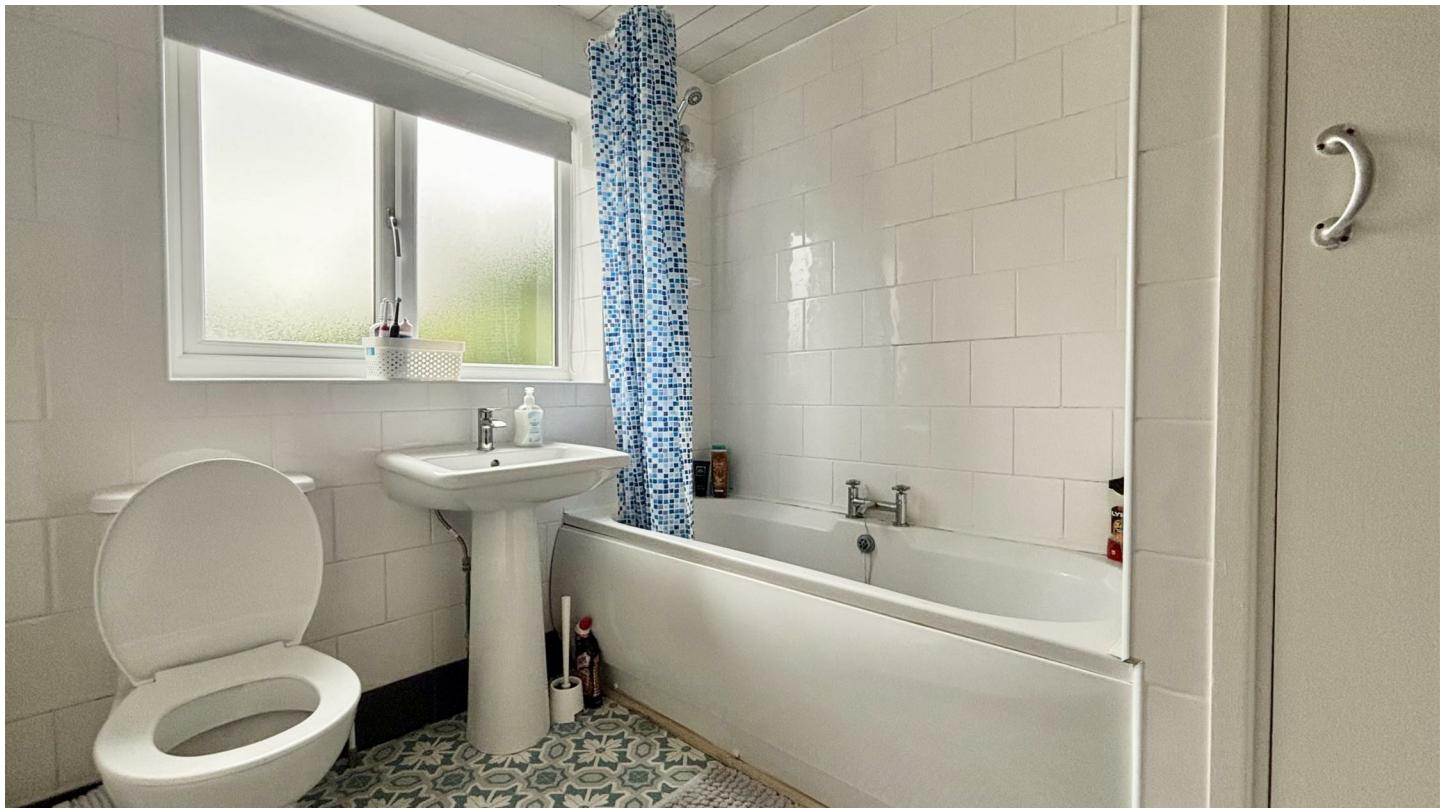
26'7 x 10'0

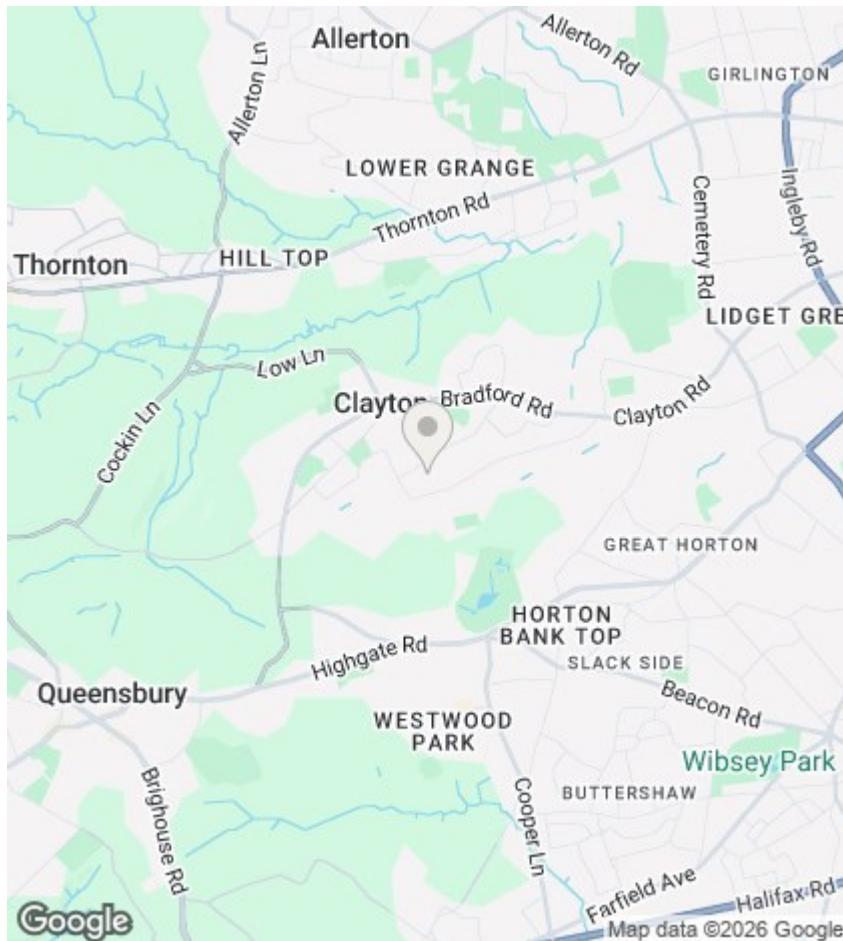
A large attached garage with an 'up and over' door to the front, plumbing for a washing machine, plus a window and door to the rear.

External

To the front of the property is a gravel drive and a lawn. To the rear is an enclosed garden with a lawn and a paved pathway.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

C

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	70	83
EU Directive 2002/91/EC		