

**SOLD STC**



**Robertsons Avenue, Duckmanton**  
**Asking Price Of £170,000**

**MARTIN&CO**



**Robertsons Avenue,**

**Duckmanton**

**3 Bedrooms, 1 Bathroom**

**Asking Price Of £170,000**

- **TWO DOUBLE BEDROOMS**
- **DOWNSTAIRS W/C**
- **ENCLOSED REAR GARDEN**
- **OFF STREET PARKING FOR TWO CARS**

**PROPERTY DESCRIPTION** Located in Duckmanton, this delightful 3-bedroom semi-detached home offers the perfect blend of modern convenience and cosy family living. Ideal for first-time buyers, growing families, or those seeking a serene retreat with easy access to the M1, this property is a must-see. With a well-designed layout, off-road parking, and a private enclosed rear garden, this home is ready to welcome its new owners.



As you step through the front door, you're greeted by the hallway. Off the hallway is the living room. This generously proportioned space is bathed in natural light, thanks to a large window that frames views of the quiet street. The neutral décor and warm ambiance make it perfect for relaxing evenings with family or entertaining guests.

The kitchen/diner is a standout feature of this home, offering a stylish and functional space for cooking and dining. Fitted with contemporary cabinetry, ample counter space, and room for all essential appliances, the kitchen is a dream for home cooks. The dining area comfortably accommodates a family-sized table, perfect for shared meals or hosting dinner parties. Large windows and a glass door flood the space with light and provide direct access to the enclosed rear

garden, making indoor-outdoor living a breeze.

Conveniently located off the kitchen is a downstairs W/C, adding practicality for busy households or visiting guests. This thoughtful addition enhances the functionality of the ground floor, ensuring comfort and ease for all.

Ascend the stairs to discover a well-planned upper floor, designed with family living in mind. The property boasts two spacious double bedrooms, each offering plenty of room for Double beds, wardrobes, and additional furniture. Both rooms are light and airy, with neutral tones that provide a blank canvas for personalisation.

The third bedroom, a generously sized single, is a versatile space that's perfect for a home office, nursery, or child's bedroom. With the rise of remote working, this room is ideally suited for a dedicated workspace, complete with natural light to keep you inspired throughout the day.

The family bathroom is elegantly appointed, featuring a modern suite with a shower-over-bath, W/C, basin, and a heated towel rail for added luxury. This well-maintained space is both practical and stylish, catering to the needs of a busy household.

Step outside to the enclosed rear garden, a private oasis perfect for relaxation, play, or entertaining. Fully fenced for security, the garden features a well-maintained lawn and ample space for outdoor furniture, a barbecue, or even a play area for children. Whether you're sipping your morning coffee or hosting a summer gathering, this garden is a fantastic extension of the home's living space.

To the front of the property, you'll find off-road parking, a valuable feature that ensures convenience and security for your vehicles. The driveway provides hassle-free access, making daily life that much easier.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		





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