



JASON SIMMONS POWERED BY **exp**TM **UK**

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 01477 500 303

Primrose Avenue, Haslington

£260,000

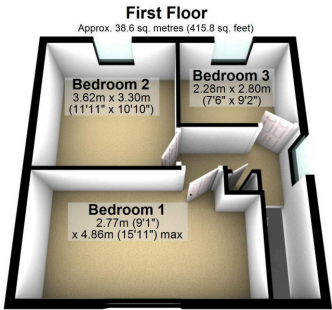
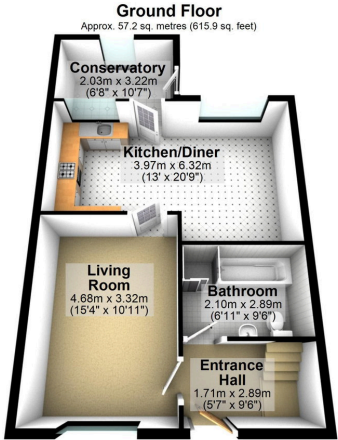
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- Three bedroom semi-detached home in Haslington
- Well presented dining kitchen
- Modern and recently renovated downstairs bathroom
- Driveway parking & Garage
- Popular village location close to local shops & amenities
- Lounge with feature fireplace
- Rear conservatory (ideal as utility room or play room)
- Three double bedrooms
- Large rear garden with large outbuilding (ideal for home office, play room or gym)
- Quote Ref: JS0070



Situated in the popular village of Haslington, this well presented three bedroom semi-detached home is ideal for families and first-time buyers alike. The accommodation briefly comprises an entrance hallway, a good-sized lounge, a well presented dining kitchen and a conservatory, providing flexible additional living space ideal for a home office or play room. The property also benefits from a newly modernised downstairs bathroom and three generous double bedrooms. Externally, the property offers parking for several vehicles and a large enclosed rear garden with a garage and useful outbuilding, perfect for use as a home office, gym or play room. Further benefits include double glazing and central heating throughout.





Total area: approx. 95.9 sq. metres (1031.8 sq. feet)



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Energy performance certificate (EPC)

102 Plymston Avenue Hawthorn CR6 6E CW1 5QB	Energy rating	Valid until	9 August 2033
	D	Certificate number	2082-1181-1134-9212-0871

Property typeSemi-detached house

Total floor area79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-exemptions>)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)