

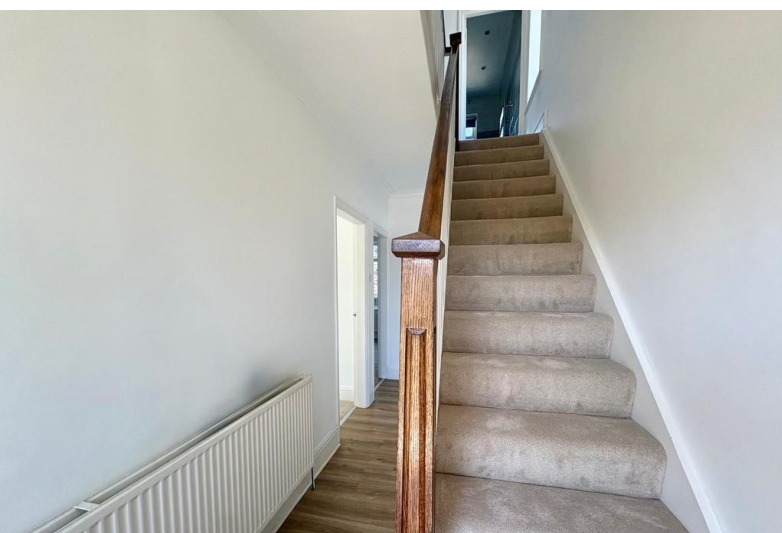


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50 The Avenue

- THREE BEDROOM SEMI-DETACHED
- IDEAL FAMILY HOME
- SPACIOUS LIVING SPACE
- OFF ROAD PARKING

Offers In Region Of £269,995
EPC Rating '61'





Property Description

DESCRIPTION

Situated in a popular residential location, this well-presented three-bedroom semi-detached home has been thoughtfully updated throughout, offering stylish and comfortable accommodation that is ideal for first-time buyers, growing families or those looking to move straight in.

The property opens into a welcoming entrance hallway leading to a bright and spacious lounge, providing an excellent space for relaxing and entertaining. To the rear is a newly fitted contemporary kitchen, fitted with a range of modern wall and base units, generous worktop space and ample room for everyday dining.

To the first floor and three-well proportioned bedrooms, all benefiting from a newly fitted carpets, creating fresh and comfortable living spaces. The accommodation is completed by a modern family shower room fitted with a stylish three-piece suite including walk-in shower, hand wash basin with vanity storage and WC, finished with contemporary tiling. Externally, the property enjoys a lawned front garden



alongside a driveway providing convenient off-road parking. The rear garden offers an excellent outdoor space for families, entertaining or simply relaxing. Finished to a high standard throughout, this superb home is ready to move straight into and presents an excellent opportunity for a wide range of buyers.

LIVING ROOM

A bright and spacious living room featuring a large walk-in bay window that fills the space with an abundance of natural light. A feature fireplace creates an attractive focal point, while the newly fitted neutral carpet and freshly decorated walls provide a modern and versatile finish. Offering generous space for both seating and entertaining, this is a welcoming room ideal for everyday family living.



KITCHEN/DINER

A stylishly newly fitted kitchen featuring a contemporary range of wall and base units, complemented by contrasting worktops and integrated appliances including an electric oven, hob and extractor hood. The kitchen also provides space and plumbing for a washing machine, with a window allowing for plenty of natural light. Open-plan to the kitchen is the spacious dining area with attractive flooring, offering ample room for a family dining table and chairs. Finished in neutral decor, this versatile space is ideal for both everyday living and entertaining.



MASTER BEDROOM

A spacious and beautifully presented master bedroom, finished in neutral decor with newly fitted carpets, creating a bright and relaxing retreat. A large window allows an abundance of natural light to flood the room, while the fitted wardrobes provide excellent built-in storage without compromising on floor space. Offering ample room for a double bed and additional furniture, this well-proportioned room combines comfort with practicality.

BEDROOM 2

A generous double bedroom, beautifully presented with newly fitted carpet and neutral decor throughout, creating a bright and welcoming atmosphere. A large window allows plenty of natural light to fill the room, while the well-proportioned layout provides ample space for a double bed and a range of freestanding bedroom furniture, making it a comfortable and versatile retreat.

SHOWER ROOM

A stylish, contemporary shower room fitted with a modern three-piece suite comprising a large walk-in shower with glazed screen, vanity hand wash basin with useful storage beneath and a WC. Finished with

attractive full-height tiled walls, a heated chrome towel radiator and a frosted window providing natural light and ventilation, this beautifully presented bathroom offers a sleek and practical space for everyday living.

BEDROOM 3

A well-presented single bedroom, finished in neutral decor with a newly fitted carpet, creating a bright and inviting space. A tall window allows plenty of natural light to flood the room while offering pleasant outlooks. Ideal as a child's bedroom, nursery, home office or study, this versatile room provides flexible accommodation to suit a variety of needs.

EXTERIOR

The property is set back behind a generous driveway providing ample off-road parking, complemented by a well-maintained lawned garden and mature hedging, creating an attractive approach.

PURCHASE DETAILS: *Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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