

Sinclair



60 Maitland Avenue, Mountsorrel

Loughborough

Offers Over **£165,000**

60 Maitland Avenue

Mountsorrel, Loughborough

No upward chain. Two bed townhouse with fitted kitchen, lounge diner, bathroom, enclosed garden, shed, and parking. Ideal for first-time buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Upward Chain
- Ideal First Time Purchase
- uPVC D/Glazing /Electric Heating
- Successful Rental History
- Head Of Cul De Sac Position
- Garden and Parking To Rear



DETAILED ACCOMMODATION

Entrance door through to the entrance hall, the entrance hall has an electric storage radiator, stairs accessing the first floor with under stair storage area, doors accessing the fitted kitchen, the lounge diner and a storage cloaks cupboard.

FITTED KITCHEN

8' 11" x 6' 9" (2.72m x 2.06m)

Single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, rolled edge work surface and tiled surrounds, electric hob with oven under and extractor fan over, uPVC double glazed window and under counter space for kitchen appliances.

LOUNGE/DINER

12' 7" x 12' 11" (3.84m x 3.94m)

Central fireplace with marble hearth with wooden sides and over mantle, electric storage radiator, uPVC double glazed sliding patio doors overlooking and accessing the garden.

FIRST FLOOR

On the first floor landing gives way to two bedrooms, bathroom and an airing cupboard housing the hot water cylinder.

BEDROOM ONE

12' 7" x 8' 9" (3.83m x 2.67m)

uPVC double glazed window, electric heater.

BEDROOM TWO

12' 7" x 7' 4" (3.84m x 2.24m)

Two uPVC double glazed windows, electric heater.

BATHROOM

The bathroom is fitted with a white three piece suite comprising panelled bath with shower over, low level flush WC & pedestal wash hand basin.





GARDEN

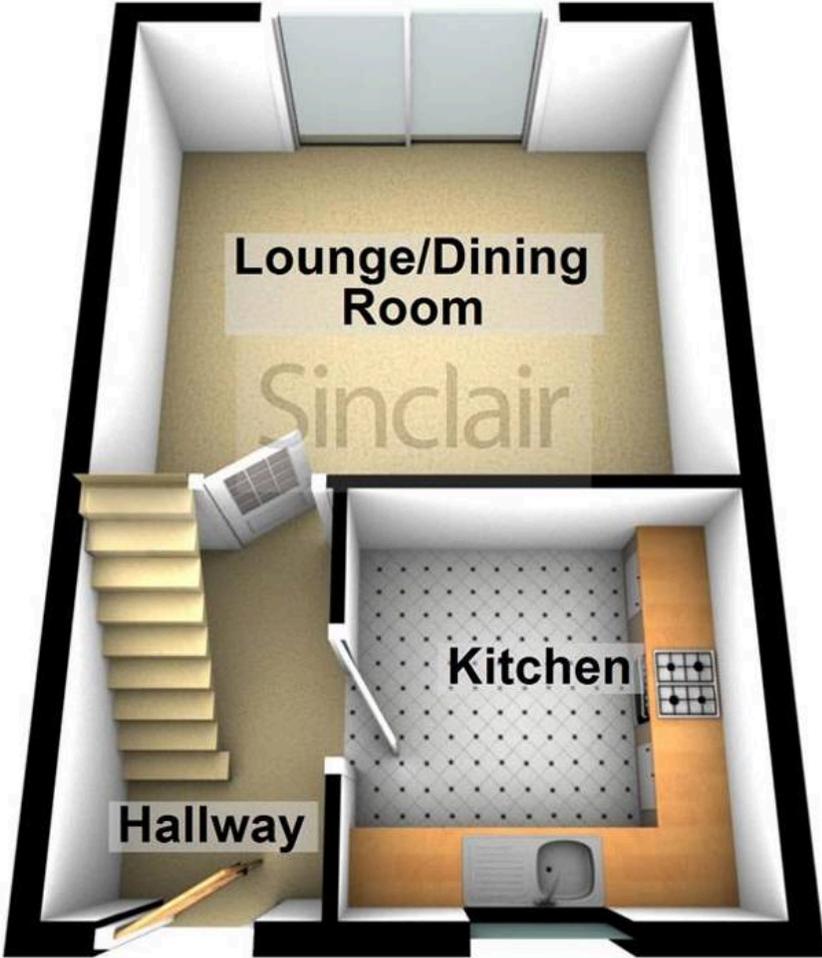
There is a pathway leading to the entrance door and to the rear there is an enclosed garden with slabbed patio areas and pathways, central lawn area and timber built shed. Gated access leading to the parking arrangements for the properties.

OFF STREET

1 Parking Space



Ground Floor



First Floor





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