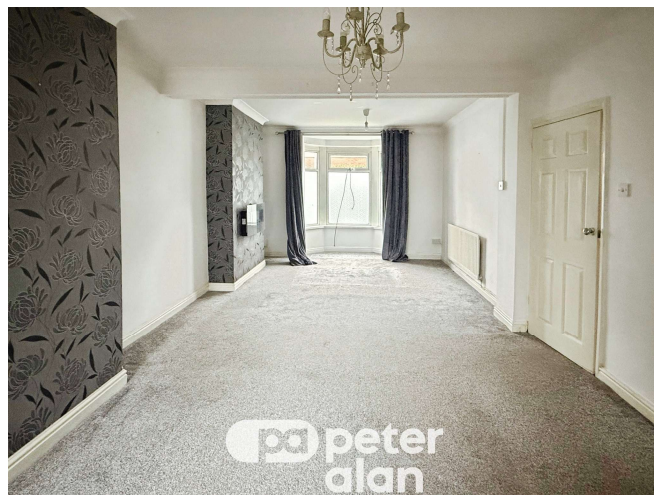




## Park Avenue, £190,000

- NO CHAIN
- Desirable area
- On street parking
- Close to amenities
- Council tax band D
- EPC Rating: C



 3  1  2



## About the property

This attractive three bedroom mid terrace house is ideally located within a highly desirable residential area, offering comfortable family living with excellent access to local amenities, schools, and transport links. The property welcomes you through a bright entrance hall that opens seamlessly into two generous open plan reception rooms, creating a flexible and sociable living and dining space ideal for both everyday use and entertaining guests.

To the rear, a well arranged kitchen provides ample storage and worktop space, with room for modern appliances and direct access to the garden. A practical downstairs bathroom completes the ground floor, adding convenience for busy households and visitors alike.

Upstairs, the first floor hosts three well proportioned double bedrooms, each offering plenty of space for bedroom furniture, home working, or guest accommodation. Natural light flows throughout, enhancing the sense of space and comfort.

Externally, the property benefits from a decent sized rear garden with additional access from the back lane if needed, perfect for outdoor dining, gardening, or relaxing during warmer months, it also include a brick



## Accommodation

### Entrance Hallway

### Living/Dining Area

23' x 12' 4" ( 7.01m x 3.76m )

### Kitchen

8' 9" x 8' 7" ( 2.67m x 2.62m )

### Utility Room

5' 9" x 3' ( 1.75m x 0.91m )

### Landing

### Bedroom 1

15' 5" x 10' 3" ( 4.70m x 3.12m )

### Bedroom 2

12' 4" x 9' 4" ( 3.76m x 2.84m )

### Bedroom 3

9' 4" x 8' 9" ( 2.84m x 2.67m )

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## Floorplan

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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