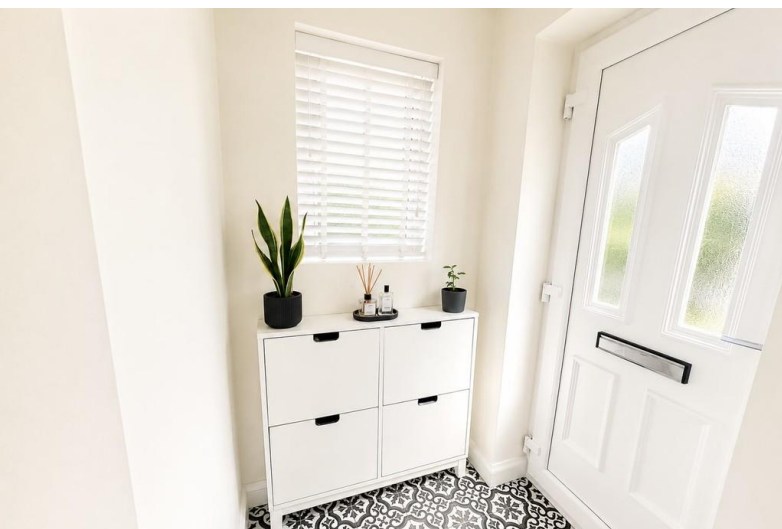




5 Barnby Avenue

- TWO-BEDROOM SEMI-DETACHED
- IDEAL FOR FIRST TIME BUYERS
- BEAUTIFULLY FINISHED THROUGHOUT
- PRIVATE REAR GARDEN

Offers Over £150,000
EPC Rating '71'





Property Description

DESCRIPTION

This beautifully finished two-bedroom semi-detached home offers stylish, move-in ready home, making it an ideal purchase for first-time buyers, young professionals or those looking to downsize.

Immaculately presented throughout, the property has been thoughtfully decorated in a contemporary neutral palette, creating a bright and welcoming atmosphere from the moment you step inside. The ground floor features a modern fitted kitchen with integrated cooking appliances and ample workspace, together with a comfortable lounge offering a relaxing space to unwind and direct access through to the remainder of the home.

To the first floor, the property offers a generous principal double bedroom and a well-proportioned single bedroom, currently utilised as a dressing room, offering flexibility for buyers requiring a home office, nursery or guest room. A modern family bathroom completes the home.

Externally the property benefits from an impressive enclosed rear garden, which has been beautifully



maintained and provides an excellent space for outdoor dining, entertaining and family enjoyment. The attractive frontage and landscaped surroundings further enhance the home's appeal.

FRONT ENTRANCE

A bright and welcoming entrance hall featuring stylish patterned flooring, neutral decor and a side-facing window allowing plenty of natural light, creating an attractive first impression.

LIVING ROOM

A beautifully presented and naturally bright living room. finished in neutral tones with stylish wall panelling and modern decor. The spacious layout offers ample room for relaxing and entertaining, while the staircase, under stair storage and large front-facing window add both character and practicality. An ideal space for first-time buyers seeking a home ready to move straight into.



KITCHEN

A stylish and contemporary fitted kitchen featuring a range of modern wall and base units, complementary work surfaces and integrated cooking appliances. Bright and well-maintained throughout, the space offers ample storage and preparation areas, with a window providing natural light and a door giving direct access to the rear garden. Perfectly suited to modern day living and entertaining,



MASTER BEDROOM

A beautifully presented and generously proportioned master bedroom, finished in soft neutral tones to create a calm and inviting atmosphere. The room comfortably accommodates a double bed and additional furniture, while the large window provides excellent natural light. Complete with a storage cupboard, this stylish bedroom offers both comfort and practicality.

BATHROOM

A beautifully presented contemporary bathroom fitted with a modern white three-piece suite comprising a panelled bath with shower and glass screen, pedestal hand wash basin and WC. Finished with neutral tiling and a frosted window providing natural light, creating a bright and stylish space ideal for everyday living.



BEDROOM 2

A versatile single bedroom, currently utilised as an impressive dressing room with extensive fitted wardrobe storage and a dedicated dressing table area. Bright and well-presented, the room offers flexibility to suit a variety of needs, whether as a child's bedroom, home office nursery or dressing room making it an excellent addition to the home.



EXTERIOR

Occupying a generous plot, this attractive semi-detached home enjoys excellent kerb appeal with a neatly landscaped frontage, gated access and a private driveway proving off-street parking. To the rear, the property boasts a beautifully maintained and fully enclosed garden featuring a large lawn, decorative stone borders and a spacious paved patio area, ideal for outdoor dining and entertaining. Offering a high degree of privacy and low-maintenance outdoor space, the garden is perfect for relaxing and family enjoyment throughout the year.



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		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		