



**Edge Avenue, Dewsbury WF12 0EW**

**welcome to**

**Edge Avenue, Dewsbury**

Guide Price £180,000 - £195,000 LOOKING FOR A THREE GOOD-SIZED BEDROOM PROPERTY THAT YOU CAN PUT YOUR STAMP ON? THEN LOOK NO FURTHER BUT BE QUICK...NO CHAIN!!



## **Entrance Hallway**

Upvc door to front, understairs storage cupboard housing both gas and electric meters. Double glazed window to side, wall mounted electric heater, telephone point and stairs to first floor landing.

## **Lounge**

15' 8" (Into Bay) x 10' 9" ( 4.78m (Into Bay) x 3.28m )  
Double glazed bay window to rear, TV point and wall mounted gas fire.

## **Reception Two**

12' x 10' ( 3.66m x 3.05m )  
Double glazed window to front and wall mounted electric heater.

## **Kitchen**

10' 7" x 7' 2" ( 3.23m x 2.18m )  
Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel sink drainer with mixer tap, gas hob, electric oven, built in storage cupboard, double glazed window to rear and Upvc door to side.

## **First Floor Landing**

Double glazed window to side and doors to first floor accommodation.

## **Bedroom One**

13' 1" x 12' 2" MAX ( 3.99m x 3.71m MAX )  
Double glazed window to front and wall mounted electric heater.

## **Bedroom Two**

12' 2" x 10' 9" ( 3.71m x 3.28m )  
Double glazed window to rear, built in wardrobes to one wall, fire place to one wall with tiled hearth and wall mounted electric heater.

## **Bedroom Three**

10' 2" MAX x 8' MAX (Includes Bulkhead) ( 3.10m MAX x 2.44m MAX (Includes Bulkhead) )  
(being L-shaped). Double glazed window to front, electric wall mounted heater, fitted shelving to one wall and over bulkhead storage cupboard.

## **Bathroom**

Double glazed window to rear, panelled bath with wall mounted shower over, wash hand basin, WC and part tiled walls.

## **Exterior**

To the front of the property there is a tarmac driveway providing off street parking for multiple vehicles and side access gate leading to the rear of the property. The enclosed rear garden has a small paved area with the rest of the garden being laid to lawn. There are two brick built outhouses and outside WC.



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## Edge Avenue, Dewsbury

- Guide Price £180,000 - £195,000
- Three Bedroom Semi-Detached Property
- 15ft Lounge, 12ft Reception 2
- 10ft Kitchen, Family Bathroom
- Driveway, Enclosed Garden, No Chain

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

**£180,000**



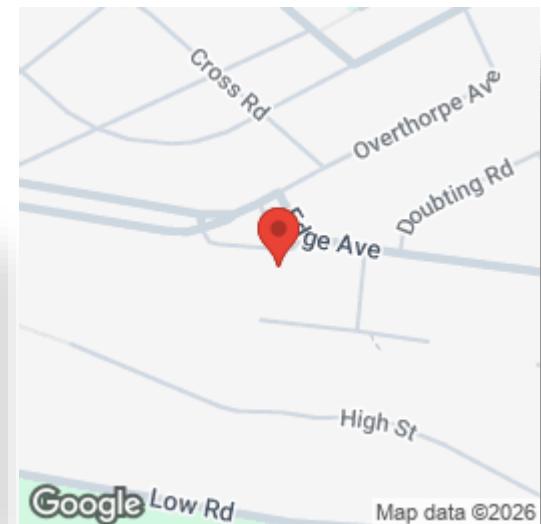
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Property Ref:  
DWS117580 - 0011

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Please note the marker reflects the postcode not the actual property



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