



39 Pentland Avenue

- THREE BEDROOM MID-TERRACED PROPERTY
- IDEAL FOR FIRST TIME BUYERS
- BEAUTIFULLY FINISHED THROUGHOUT
- SPACIOUS LIVING SPACE

Offers In Region Of £180,000
EPC Rating '2'





Property Description

DESCRIPTION

This beautifully maintained three-bedroom home offers stylish and spacious accommodation throughout, ideal for families, first time buyers or anyone looking for a move-in ready property with a truly unique outdoor space.

To the front, the property enjoys an attractive lawned garden with mature shrubs and a welcoming entrance. Inside, the bright and airy lounge diner provides a fantastic living space and entertaining space, featuring tasteful decor, a feature fireplace and plenty of natural light flowing through the dining area overlooking the rear garden.

The modern fitted kitchen has been thoughtfully designed with contemporary shaker-style units, integrated appliances and ample worktop space, creating a practical yet stylish cooking area with direct access to the garden.

Upstairs, the property offers three well-proportioned bedrooms, all individually decorated and full of character, alongside a modern shower room finished in crisp white tones.



One of the standout features of this home is the beautifully landscaped rear garden. Designed with a tropical feel, the garden is filled with mature palm trees, colourful planting and seating areas, creating a private and relaxing outdoor retreat perfect for enjoying sunny days and entertaining guests.

OPEN PLAN LIVING

The spacious open-plan living and dining area is beautifully presented and filled with natural light, creating a warm and welcoming atmosphere throughout. The lounge area features a stylish fireplace with wooden surround, complemented by tasteful decor and ample space for relaxing and entertaining.



Flowing seamlessly into the dining area, there is plenty of room for a family-sized dining table, with a large rear window overlooking the garden and allowing light to flood the space. Neutral toned, attractive flooring and coordinated finishes give the room a bright and airy feel, making it ideal for modern family living.

KITCHEN

The contemporary fitted kitchen has been stylishly updated with modern shaker-style units in a soft blue finish, complemented by contrasting worktops and attractive tiled detailing. Cleverly designed to maximise space and storage, the kitchen offers integrated cooking appliances, ample cupboard space and room for additional white goods.

Natural light floods the room through the rear door and windows, creating a bright and airy feel throughout. Finished with modern fixtures and tasteful decor, this practical kitchen provides an ideal space for everyday cooking and convenience, with direct access to this beautifully landscaped rear garden.



MASTER BEDROOM

The spacious master bedroom is beautifully presented and filled with natural light from the large front-facing window. Tastefully decorated with a striking feature wallpaper and complemented by modern soft furnishings, the room offers a warm and inviting atmosphere.

There is ample space for a double bed and additional bedroom furniture, while the neutral carpeting and stylish decor create a relaxing retreat.

BEDROOM 2

Bedroom two is a bright and generously sized double bedroom, beautifully presented with stylish decor and a large rear-facing window allowing plenty of natural light. The feature wallpaper adds character to the room, while the soft neutral tones create a calm and relaxing atmosphere. There is ample space for a double bed and additional freestanding furniture.





BATHROOM

This bright and beautifully presented bathroom has been thoughtfully designed to combine style and practicality. Featuring a modern walk-in shower with sleek chrome fittings, contemporary vanity unit with integrated storage, and a chic illuminated mirror, this space offers a fresh and luxurious feel. Frosted windows allow plenty of natural light while maintaining privacy, complemented by stylish patterned blinds and tasteful decor accents.

BEDROOM 3

Bedroom three is a bright and versatile room, beautifully presented with modern decor and vibrant accents. A large window allows for plenty of natural light to fill this space, creating a warm and welcoming atmosphere. This versatile room would be ideal as a child's bedroom, nursery, home office or hobby room, offering flexibility to suit a variety of lifestyles.

EXTERIOR

Externally, the property enjoys excellent kerb appeal with a beautifully maintained front garden, featuring a manicured lawn, mature shrubs and a paved pathway leading to the entrance. To the rear, the home boasts a stunning enclosed garden, thoughtfully landscaped with decorative stone chippings, established planting and an abundance of colourful greenery creating a peaceful and private outdoor retreat. The garden offers a wonderful space for relaxing or entertaining, with seating areas perfectly positioned to enjoy the sunshine and attractive surroundings.



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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		