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28 Poplar Avenue

Moirā | DE12 6BH | Guide Price £180,000 - £185,000

ROYSTON
& LUND

- Guide Price: £180,000 - £185,000
- Ground Floor Bathroom
- South Facing Garden with Woodland Views
- Close to Numerous Amenities
- EPC: E
- Three Bedroom Family Home
- Close to Numerous Scenic Walks
- Driveway for Off-Road Parking
- Council Tax: A
- Freehold





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Situated in the village of Moira, this three-bedroom mid-terrace home offers well-proportioned accommodation, off-road parking and a south-facing rear garden with views towards the neighbouring woodland.

The property opens into a fitted kitchen offering a range of cupboards and ample worktop space. From here, there is access to the ground-floor bathroom, which is fitted with a three-piece suite, and the spacious living room beyond. The living room features a fireplace with an electric fire, together with double patio doors that fill the room with natural light and open directly onto the garden. An adjoining hallway provides further external access and contains the staircase leading to the first floor.

Upstairs are three well-proportioned bedrooms, comprising two doubles and a single, with the rear rooms enjoying pleasant views towards the surrounding greenery.

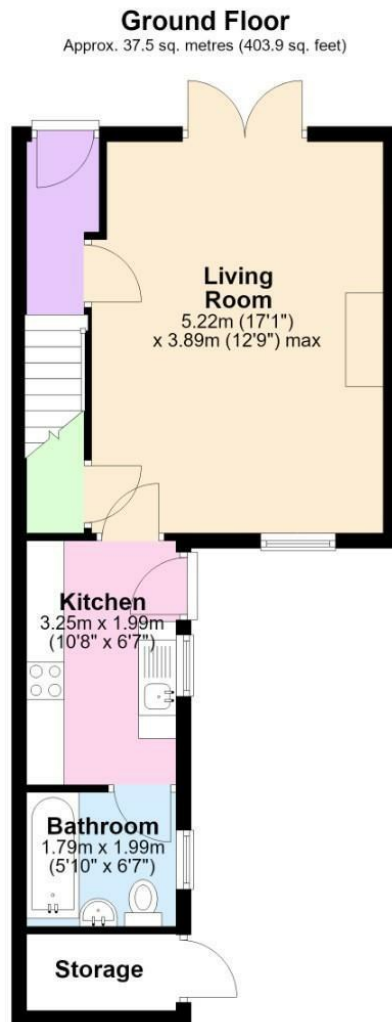
Outside, the south-facing rear garden begins with a paved patio area, ideal for outdoor seating and dining, followed by a generous lawn enclosed by wooden fencing. Woodland views beyond the garden create an attractive green backdrop.

The property also benefits from off-road parking and access to an integrated external store, providing useful additional storage.

For more information: https://reports.sprift.com/property-report/?access_report_id=5682981

Freehold





Total area: approx. 69.6 sq. metres (749.1 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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