

Lansbury Street, Levensale, Alexandria



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Offers over
£209,000

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Excellent opportunity to acquire this EXTENDED THREE BEDROOM SEMI DETACHED VILLA within sought after Levenvale location.

Lower accommodation comprises broad entrance hallway leading to formal lounge with natural wood flooring, focal wall with shelved alcove, ceiling cornice and neutral decorative finishes. Generous sized dining room with ample space for dining table and chairs. French doors to rear patio area and door to well appointed modern kitchen fitted by "Howden's Joinery". Kitchen comprises an excellent range of wall and base mounted units presented over three sides. One and a half bowl stainless steel basin. 5 burner range cooker with double oven. Pull out larder and corner carousel for additional storage. Black granite worksurface and co-ordinated splash backs. Door to rear gardens. Handy plumbed utility room located off kitchen.

Downstairs master double bedroom with dressing area and modern en-suite comprising walk in shower cubicle with mains operated shower over, vanity unit with basin inset, W.C. Chrome heated towel rail and tiled flooring.

Upper accommodation comprises second double bedroom with windows to the front and rear elevations Third front facing double bedroom. Both bedrooms have ample space for free standing furniture. Modern family shower room comprising shower cubicle with mains shower and dual dispenser heads, vanity unit with wash hand basin inset and close couple W.C. Part tiled and part easy clean wet wall finishes. Chrome heated rail. Tiled flooring.

Handy driveway to front offering off-road parking with pathway leading to side and rear of property. Substantial rear gardens with dual lawn areas. Further patio area. Additional benefits include gas central heating, double glazing and timber shed. We highly recommend early viewing to avoid disappointment.

Floorplan & Room Sizes



Lounge 4.2m x 4.15m (13'10" x 13'7")

Dining Room 3.1m x 3.65m (10'2" x 12'0")

Kitchen 4.3m x 3.65m (14'1" x 12'0")

Downstairs Bedroom 3.15m x 3.6m (10'4" x 11'10")

En-Suite Shower Room 3.15m x 1.3m (10'4" x 4'4")

Dressing Area 3.15m x 1.1m (10'4" x 3'7")

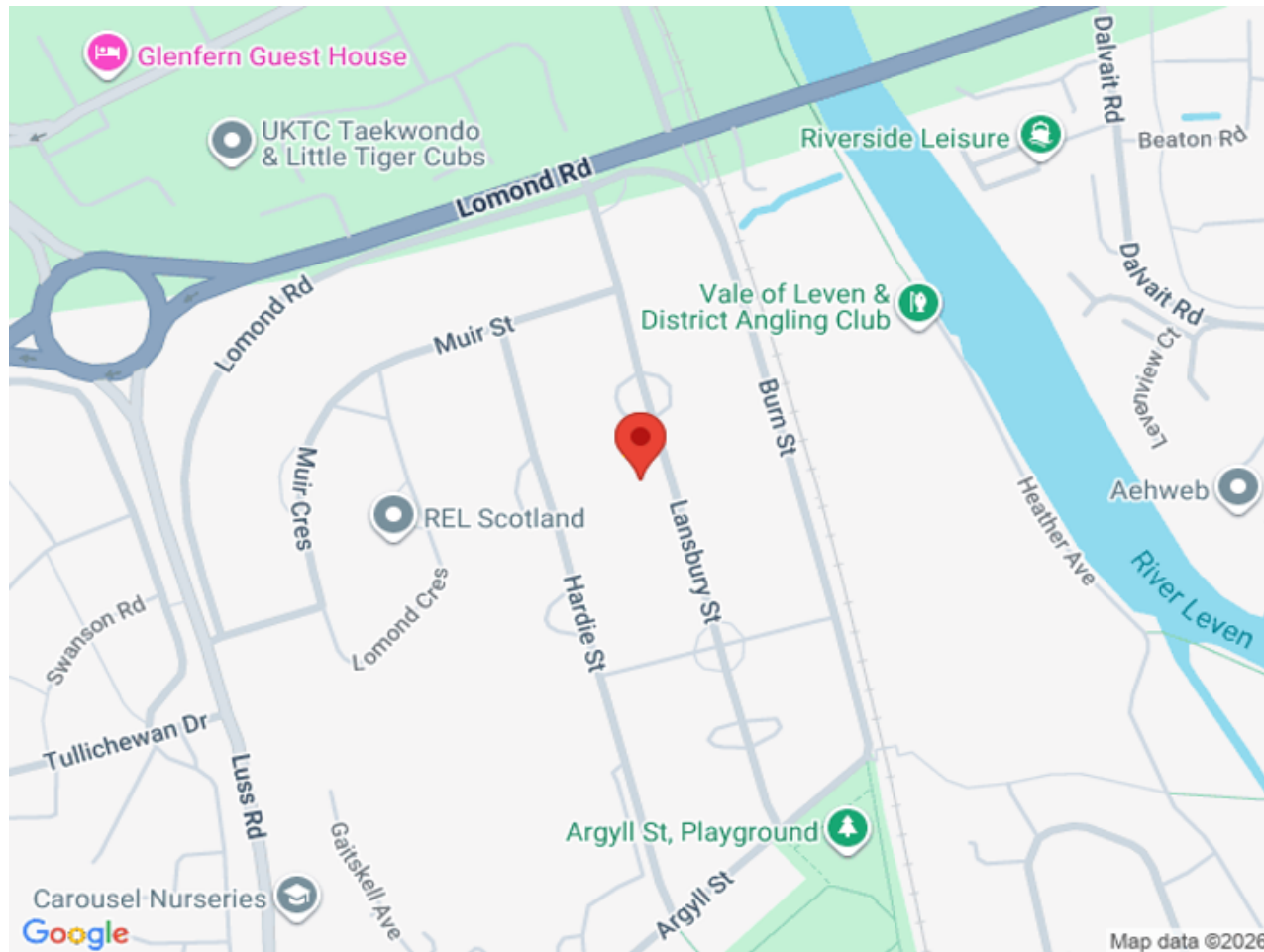
Bedroom 2 4.2m x 3.7m (13'10" x 12'1")

Bedroom 3 3.15m x 3.65m (10'4" x 12'0")

Family Shower Room 2.25m x 1.7m (7'5" x 5'7")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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