Peter David Properties Ltd

Residential Sales and Lettings

Highfield Avenue, Greetland

£200,000

3 1 1 D

Situated in the highly sought-after village of Greetland, this spacious three-bedroom semi-detached property presents an excellent opportunity for first-time buyers, families, or investors seeking a home with fantastic potential. Occupying an elevated position with pleasant views to the rear, the property offers approximately 85m² of accommodation and benefits from off-road parking, generous gardens, and a versatile layout.

The accommodation briefly comprises an entrance hallway with staircase leading to the first floor, a spacious kitchen diner fitted with a range of units and external access, a separate dining room ideal for family meals or entertaining, and a generous lounge featuring a decorative fireplace and patio doors opening onto the rear decking area and garden.

To the first floor are three well-proportioned bedrooms, including a particularly spacious principal bedroom, together with a wet room/shower room. A unique feature of the property is the installed through-floor lift, providing excellent accessibility and making the home suitable for those with mobility requirements.

Externally, the property enjoys a driveway providing off-road parking to the front, while to the rear there is an enclosed garden incorporating a decked seating area, patio, planted borders and further gravelled sections, all enjoying an open outlook across the surrounding area.

Although requiring a degree of cosmetic updating, this property offers tremendous scope to modernise and personalise, creating an ideal family home in a desirable residential location.

- THREE BEDROOM SEMI-DETACHED PROPERTY
- SPACIOUS LOUNGE WITH PATIO DOORS TO THE REAR GARDEN
- WET ROOM/SHOWER ROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- ENCLOSED REAR GARDEN WITH DECKING AND PLEASANT OUTLOOK
- POPULAR AND CONVENIENT GREETLAND LOCATION
- NO ONWARD CHAIN
- EPC - D
- COUNCIL TAX BAND - B

Accommodation

Entrance hall

Kitchen diner
11'9" x 10'9" (3.6 x 3.3)

Lounge
13'9" x 10'9" (4.2 x 3.3)

Diner
9'3" x 6'6" (2.82 x 2)

First floor

Bedroom
14'9" (4.52)

Bedroom
12'1" x 11'1" (3.7 x 3.4)

Bedroom
9'10" x 7'6" (3 x 2.3)

Shower room
5'6" x 6'2" (1.7 x 1.9)

Directions
Please use post code HX4 8JD for sat nav directions.

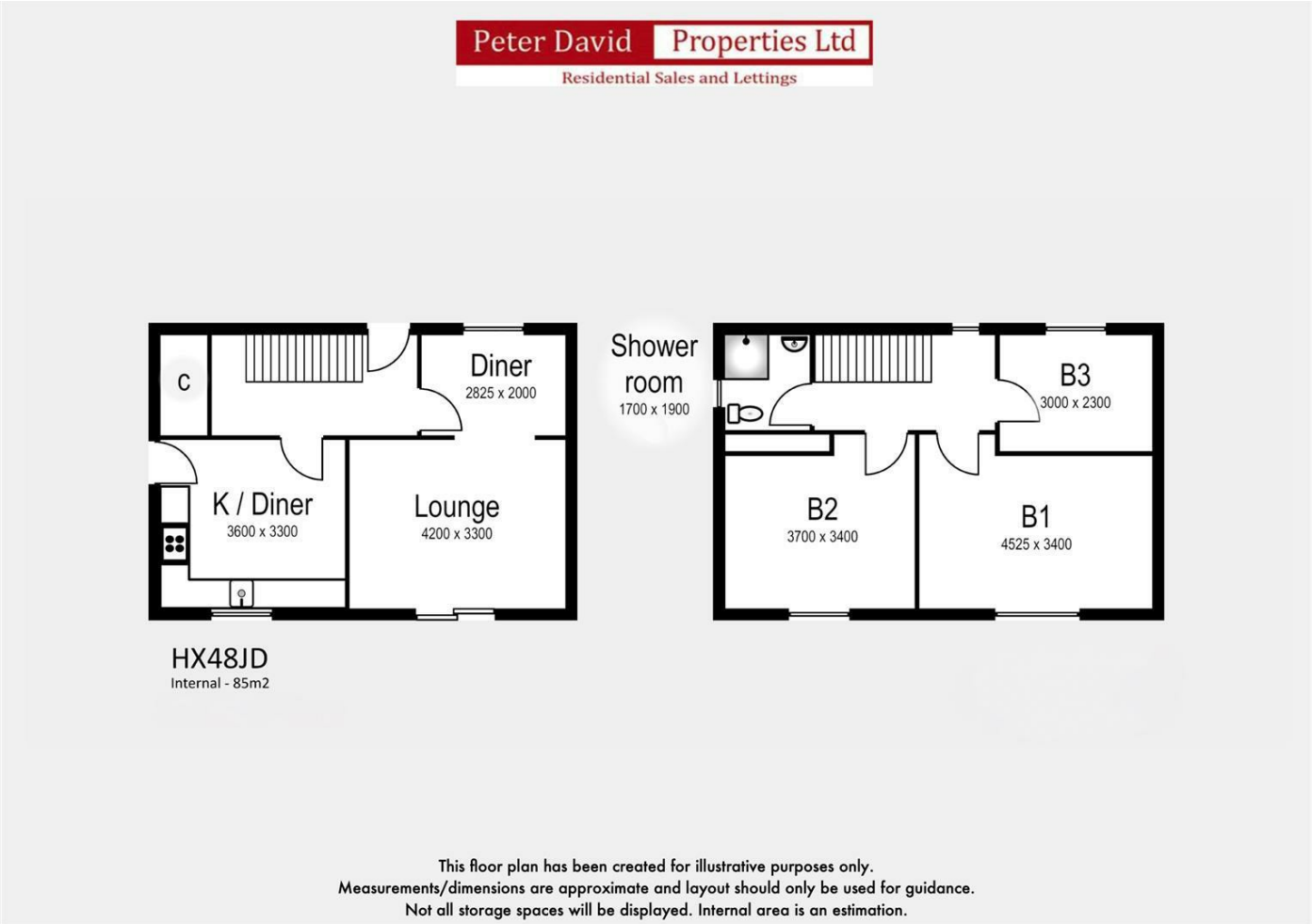
PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

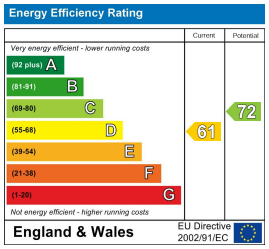
Floor Plan

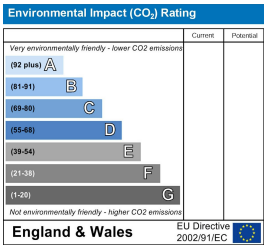


Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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