



15 Kingsley Avenue, Milnthorpe - WF2 7EA

£425,000 Freehold

Substantially extended and improved family sized semi detached house in a sought after location, four bedrooms, two bathrooms, superb open plan kitchen/diner/family room, living room with log burner. Viewing Essential.

Entrance Reception Hallway

Living Room

11' 9" x 14' 0" (3.58m x 4.26m)

With feature double glazed bay window, log burner set on stone hearth with timber mantel, coving to the ceiling, central heating radiator.

Open Plan Kitchen/Diner/Family Room

20' 9" x 17' 11" (6.32m x 5.45m)

Superbly appointed with a range of matching wall and base units, contrasting worktop areas including center island with induction hob, built in oven, microwave, dishwasher, plumbing for automatic washing machine, space for fridge freezer, colour co-ordinated sink unit, monobloc tap fitment, tiling between the worktops and wall units, double glazed window and double glazed bi-folding doors, together with Velux roof light makes this a light and airy space, built in storage cupboard, downlighting to the ceiling, central heating radiator, rear entrance door.

Stairs lead to First Floor Landing

House Bathroom

Furnished with contemporary style suite with feature wall hung wash hand basin with shelving below, low flush w/c, feature free standing tub bath, walk-in shower with Raindance shower head, marble tiling to the walls, tiled floor, downlighting to the ceiling, toothbrush charger, heated towel rail.

Bedroom to Rear

13' 7" x 10' 7" (4.15m x 3.23m)

With double glazed window, central heating radiator, views overlooking the rear garden.

Bedroom to Front

10' 7" x 14' 8" (3.23m x 4.48m)

With feature double glazed bay window, central heating radiator.

Bedroom/Home Office

8' 1" x 8' 4" (2.46m x 2.53m)

A good sized fourth bedroom with laminate wood flooring, double glazed window, central heating radiator.

Stairs lead to Second Floor Landing

Shower Room

Furnished with contemporary style suite with feature wash hand basin, low flush w/c, walk-in shower with Raindance shower head, heated towel rail, tiling, feature vanity mirror, pocket sliding door.

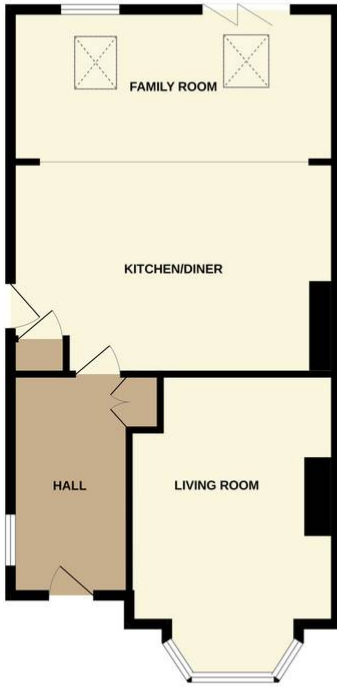
Outside

Feature printed concrete driveway provides ample off street parking, storage area to the side, to the rear, enclosed mainly laid to lawn garden with block paved patio areas, lawn garden, raised vegetable garden all retaining a high degree of privacy.





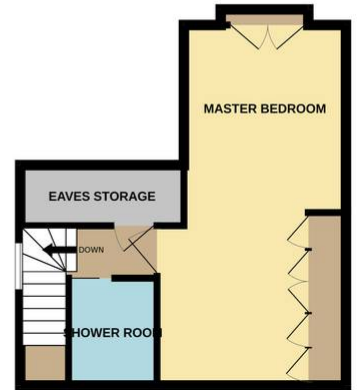
GROUND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR
NaN sq.ft. (NaN sq.m.) approx.



2ND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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