



17 Westminster Avenue

| WV4 5TF | Offers In Excess Of £290,000

ROYSTON  
& LUND

- NO CHAIN!
- TWO RECEPTION ROOMS
- FRONT & ENCLOSED REAR GARDENS
- DETACHED GARAGE
- INTERNAL INSPECTIONS HIGHLY ADVISED!
- CUL DE SAC
- THREE BED TRADITIONAL FAMILY RESIDENCE
- OFF STRETT PARKING
- WELL MAINTAINED THROUGHOUT





Situated in the tranquil cul-de-sac of Westminster Avenue, this charming semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it ideal for hosting gatherings or enjoying quiet evenings at home.



The house is well maintained, ensuring that you can move in with ease and enjoy the comforts it has to offer. The bathroom is conveniently located, serving the needs of the household efficiently. Additionally, the property boasts a detached garage, providing valuable storage space or the potential for a workshop/study.

Given its desirable location and the quality of the accommodation, internal inspections are highly advised to fully appreciate what this home has to offer. Whether you are looking to settle down in a peaceful neighbourhood or seeking a sound investment, this property on Westminster Avenue is certainly worth considering.

For Further Information:  
[https://reports.sprift.com/property-report/?access\\_report\\_id=5143962](https://reports.sprift.com/property-report/?access_report_id=5143962)

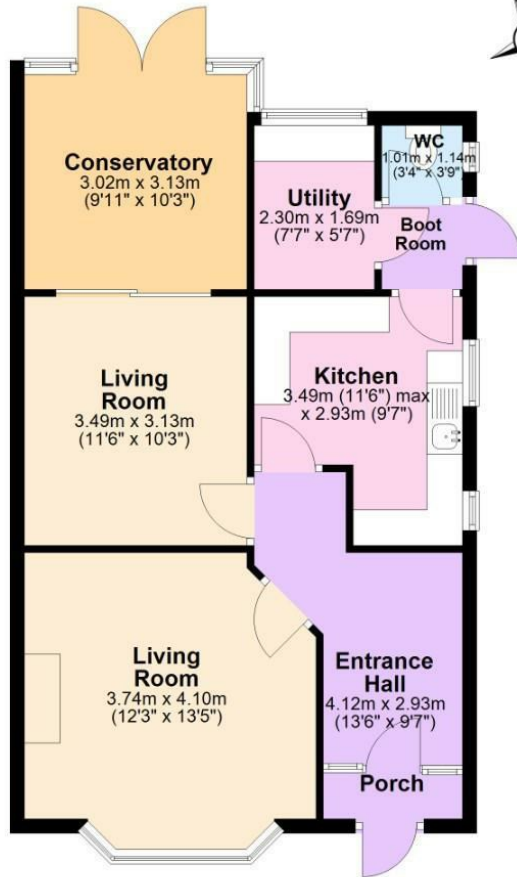


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>	<b>62</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

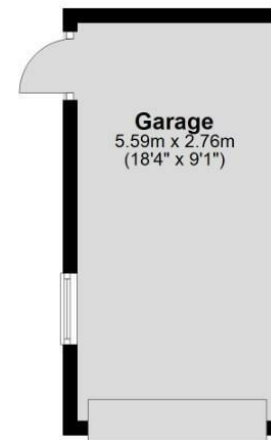
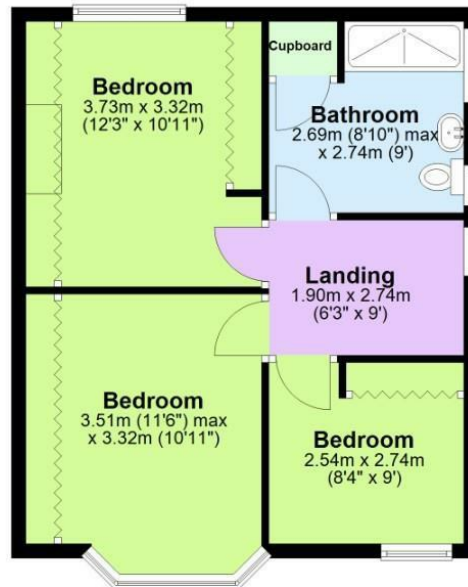
### Ground Floor

Approx. 62.5 sq. metres (673.2 sq. feet)



### First Floor

Approx. 60.9 sq. metres (655.3 sq. feet)



Total area: approx. 123.4 sq. metres (1328.5 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**