

45 Knapton Avenue, Wolviston Court

Offers In Region Of £190,000

3 1 2



QUOTE REF: IP0768 WHEN CALLING TO ARRANGE YOUR VIEWING, OR, FOR MORE INFORMATION. Situated in this very well regarded location and sitting upon a generous plot with a south westerly facing rear garden is this larger design 'Moore & Cartwright' semi detached home, the property also has a kitchen extension and a conservatory. Priced to reflect some modernisation that is required, this none the less is an excellent proposition. Close to local schools, shops and public transport links, it briefly comprises; entrance hall, lounge, dining room, breakfast room, fitted kitchen, conservatory. The first floor has two double bedrooms, a further single bedroom and a bathroom/wc. Externally there is a drive and garden to the front as well as an attached garage. The rear has a good sized south westerly facing garden. With gas central

IAN PATERSON



@ ian.paterson@exp.uk.com

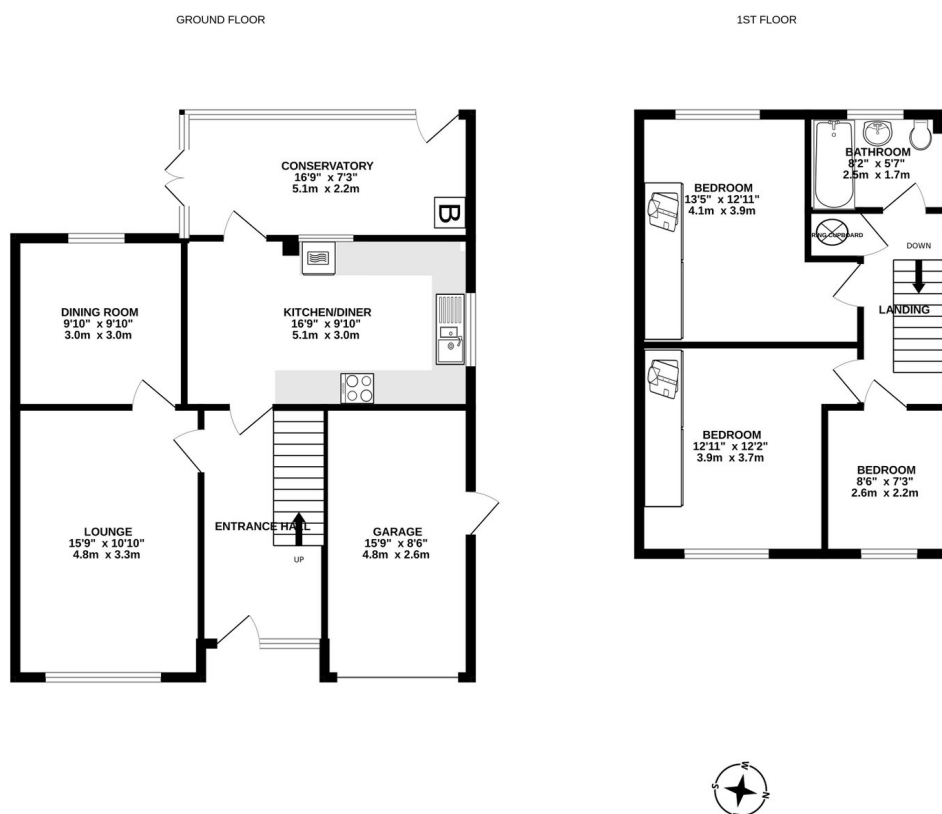
 ianpaterson.exp.uk.com

 0787 594 6183

heating, pVCU double glazing and to be sold with no onward chain, an early viewing is recommended.

Key Features

- 'MOOR & CARTWRIGHT' SEMI DETACHED
- GREAT LOCATION
- SOUTHERLY FACING REAR GARDEN
- EXTENDED KITCHEN
- CONSERVATORY
- LOCAL SHOPS NEARBY
- GOOD LOCAL SCHOOLS NEARBY
- GREAT OPPORTUNITY
- NO ONWARD CHAIN
- EPC C



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.
Made with Metropix 11/2026