



26, Coates Avenue, Sutton Leach, WA9 4EQ

Asking Price £250,000

*David
Davies* *Collection*

26, Coates Avenue, Sutton Leach, WA9 4EQ

- Tenure: | Council Tax D| Band: EPC: B

• Three Bedroom Semi-Detached

• Contemporary Open Plan Living

• Modern Family Bathroom

• Driveway Parking
- No Onward Chain

• Stunning Modern Kitchen Diner

• Stylish Media Wall

• Ground Floor WC

• Move-In Ready Home

Offered to the market with no onward chain, this beautifully presented three-bedroom semi-detached home provides an excellent opportunity for first-time buyers, young families or those seeking a stylish, modern home within a popular residential development.

Upon entering, a welcoming hallway leads into the impressive open-plan kitchen/dining room, fitted with contemporary cabinetry and quality appliances. Designed with both everyday living and entertaining in mind, this stylish space forms the heart of the home. The generous lounge features a striking modern media wall, creating a bright and inviting environment with ample space for comfortable seating. A convenient ground floor WC completes the accommodation.

To the first floor are three well-proportioned bedrooms, all neutrally decorated to suit a variety of tastes, together with a stylish modern family bathroom finished with contemporary fixtures and fittings.

The property further benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency all year round. Externally, a generous driveway provides off-road parking for multiple vehicles, offering excellent convenience for both residents and guests.

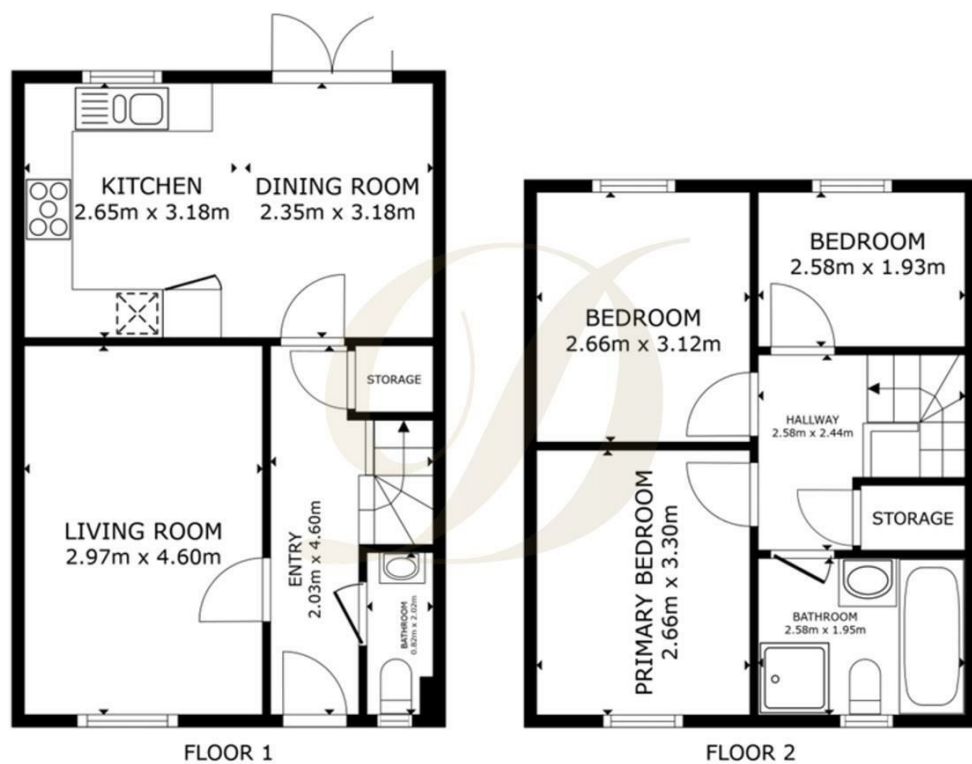
Ideally positioned within a sought-after residential area, the property is well placed for access to a range of local amenities, reputable schools and excellent transport links.

Combining contemporary interiors, a practical layout and the significant benefit of no onward chain, this superb home is ready to move straight into and is sure to appeal to a wide range of buyers.

EPC: B







GROSS INTERNAL AREA
FLOOR 1 40.1 m² FLOOR 2 34.8 m²
TOTAL : 75.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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David Davies

