



16 Woodside Avenue, Litchard

£265,000 Freehold

THREE BEDROOM SEMI DETACHED IN A SOUGHT AFTER PART OF LITCHARD • SPACIOUS LOUNGE WITH A BOX BAY AND COSY LOG BURNER • BEAUTIFULLY RENOVATED KITCHEN/DINER • THREE BEDROOMS AND RENOVATED BATHROOM • GARAGE WITH UP AND OVER DOOR • GARDEN TO FRONT AND REAR • BEAUTIFUL FAMILY HOME, CLOSE TO LOCAL SCHOOLS AND AMENITIES

DanielMatthew
ESTATE AGENTS



Exceptional three-bed semi in central Litchard with spacious lounge, modern kitchen, updated bathroom, garage, landscaped gardens, and easy access to schools, amenities, and transport links.

Council Tax band: D

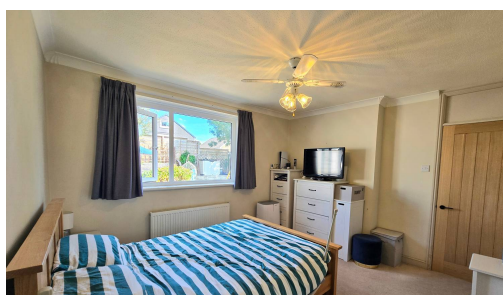
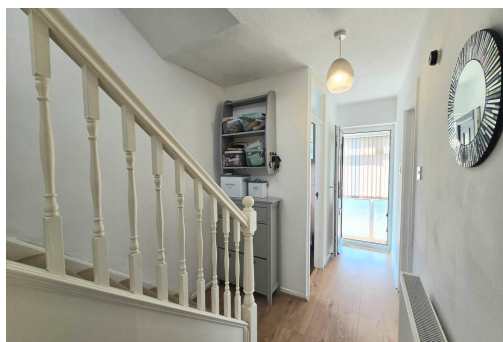
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- THREE BEDROOM SEMI DETACHED IN A SOUGHT AFTER PART OF LITCHARD
- SPACIOUS LOUNGE WITH A BOX BAY AND COSY LOG BURNER
- BEAUTIFULLY RENOVATED KITCHEN/DINER
- THREE BEDROOMS AND RENOVATED BATHROOM
- GARAGE WITH UP AND OVER DOOR
- GARDEN TO FRONT AND REAR
- BEAUTIFUL FAMILY HOME, CLOSE TO LOCAL SCHOOLS AND AMENITIES





ENTRANCE

Bright hallway with plain walls, laminate flooring, radiator, storage cupboard and access to ground floor rooms.

LOUNGE

UPVC double glazed box bay window to front aspect, block wooden flooring, plain walls, plain ceiling, modern upright radiator and cosy log burner make this a welcoming lounge.

KITCHEN/DINER

Beautiful kitchen with a range of wall and base units with quartz work top, belfast sink, space for a cooker with extractor over, space for a washing machine, integrated dishwasher, space for a fridge/freezer, tile flooring, plain walls and plain ceiling, modern upright radiator, UPVC double glazed windows to front aspect and rear UPVC double glazed french doors.



WC

Cloakroom with a low level W/C, vanity unit wash hand basin, radiator, tile and plain walls, laminate flooring and a UPVC double glazed window.

PORCH

UPVC double glazed porch and UPVC double glazed door to side aspect, plain walls, tile flooring and door access to the main entrance.

LANDING

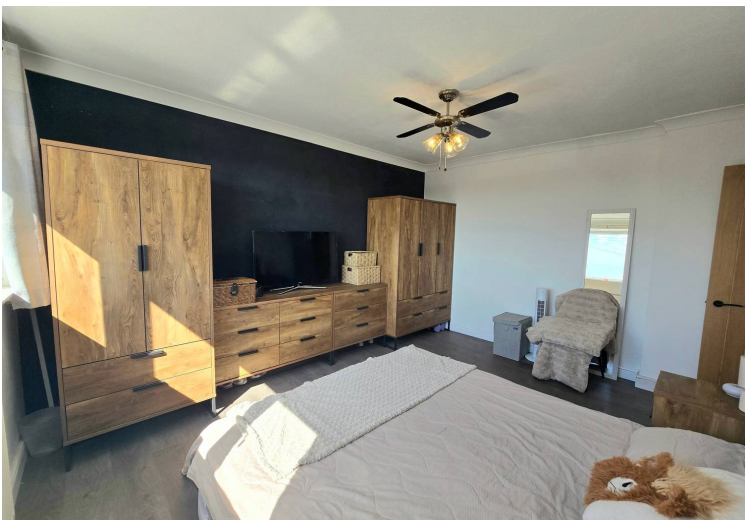
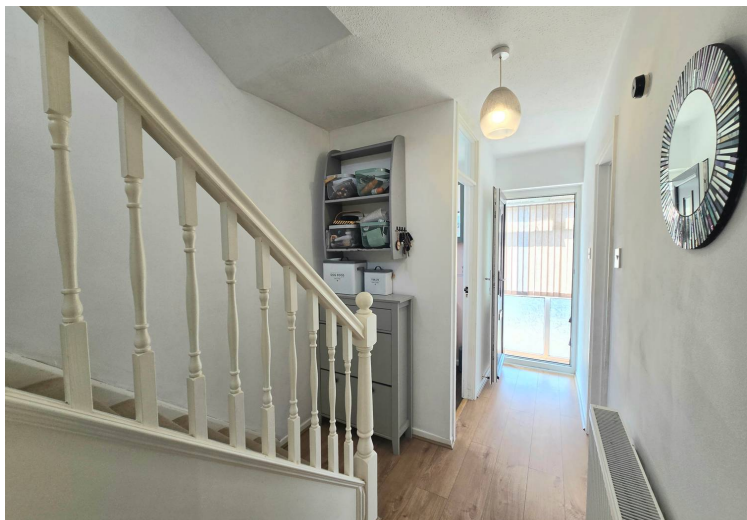
UPVC double glazed window to side aspect, plain walls, carpet flooring and access to first floor rooms.



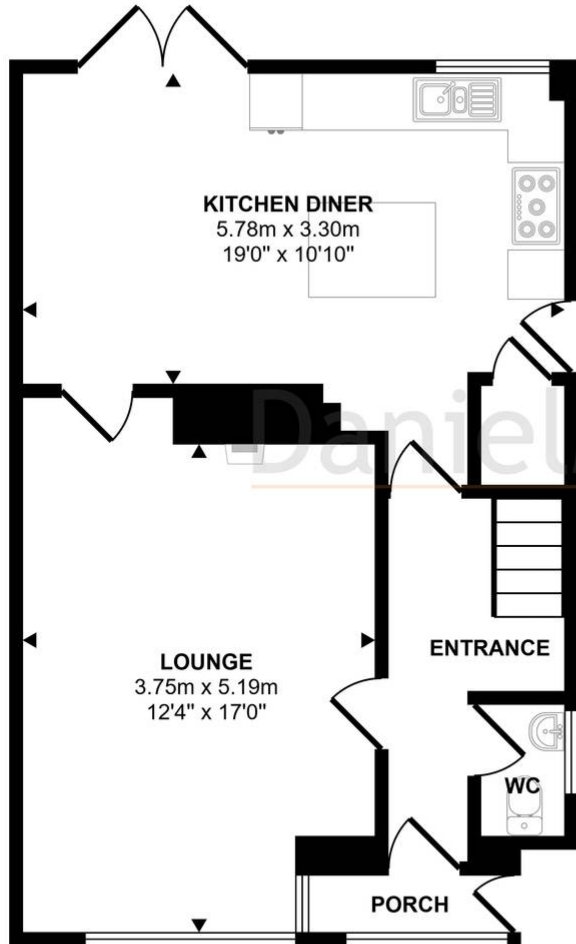
GARDEN

FRONT- wall boundary with laid to lawn and drive. REAR -Spacious three tier garden with laid to patio, steps leading to the middle tier perfect for relaxing, small steps to top tier which also has multiple uses.

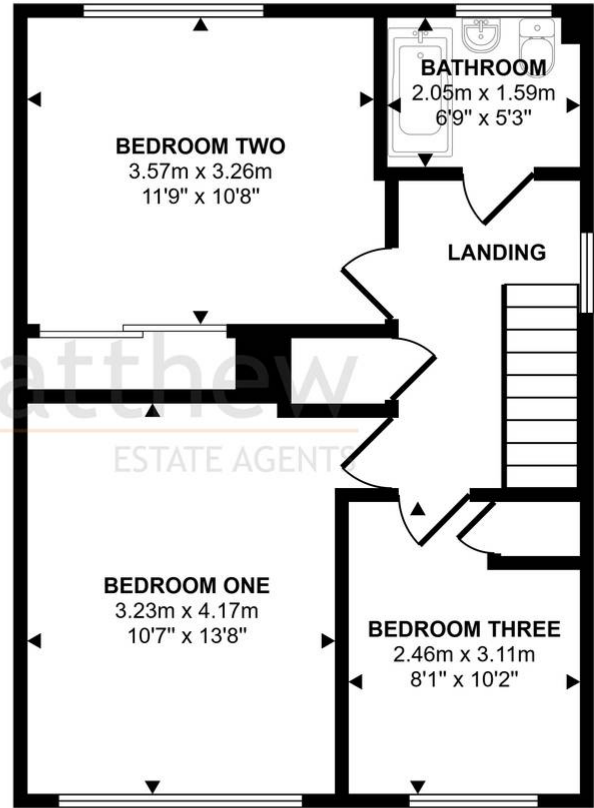




Approx Gross Internal Area
100 sq m / 1076 sq ft



Ground Floor
Approx 52 sq m / 559 sq ft



First Floor
Approx 48 sq m / 517 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

