



Beech Avenue

Ollerton



Offers in Excess of £120,000

Chadwells
Estate & Letting Agents





NOT TO BE MISSED...A
Fantastic Family Home
With All The Essentials...





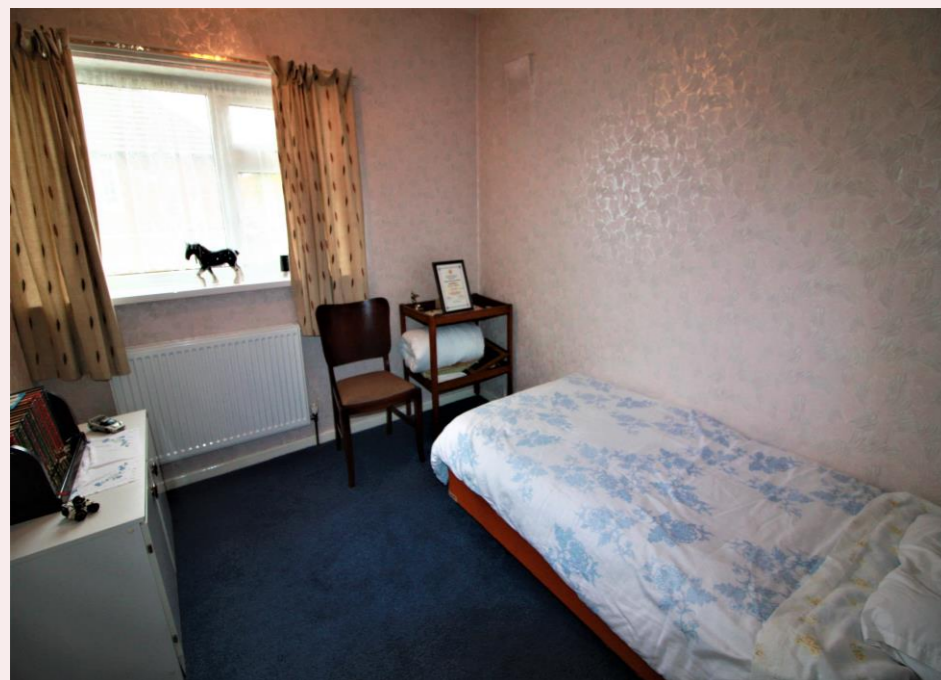
Beech Avenue





Welcome

NOT TO BE MISSED...A Fantastic Family Home With All The Essentials...viewing is a must on this spacious family home that is crying out for the right buyer. Offering three double bedrooms and ample living area. The outside offers a large corner plot with off street parking to the rear with extra storage. Please ring branch to arrange viewings on 01623 861861.



Step inside...

Entrance Hallway

Accessed through a uPVC door with obscure double glazed panel, doors leading into the lounge and family bathroom with stairs off to first floor landing. UPVC window to side aspect, carpet flooring, double radiator, with conventional boiler and meter cupboard housed under the stairs.

Lounge 17' 10" x 9' 4" (5.44m x 2.84m)

Double glazed uPVC bay window to front access, electric fire with flame effect, marble surround and hearth. With carpet flooring and single radiator.

Kitchen 13' 3" x 8' 4" (4.04m x 2.55m)

Fitted with light beech effect wall and base units with roll top laminate work surface that incorporates stainless steel sink/drainage with mixer tap and has space for under counter fridge, freezer or washing machine. Tiled splash back where sink is, carpet flooring, uPVC double glazed window to rear aspect and double radiator. Also offers a shelved pantry and has a wooden door that leads through to rear porch area.

Rear Porch

The rear porch offers a fantastic storage area and downstairs w/c with carpet flooring. The rear is accessed by uPVC double glazed French doors with obscure glass.

Family Bathroom 8' 10" x 5' 11" (2.69m x 1.81m)

Fitted with a white three piece suite that comprises of a panel bath with electric shower over, WC with handle flush and sink that is housed in a white vanity unit. Fully tiled walls, carpet flooring, single radiator, extractor fan and obscure double glazed uPVC window to rear aspect.

First Floor Landing

Carpet flooring with access to loft and doors leading off to all bedrooms.

Master bedroom 17' 10" x 9' 4" (5.44m x 2.84m)

Carpet flooring, double radiator with two double glazed uPVC windows to front aspect and original fireplace with ceramic tile surround. Also benefits from a built in storage cupboard.

Bedroom Two 13' 4" x 9' 5" (4.07m x 2.88m)

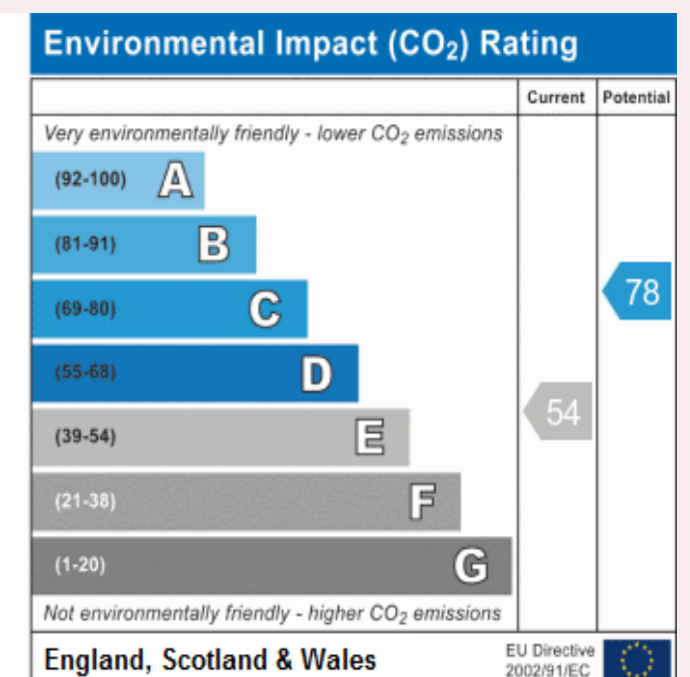
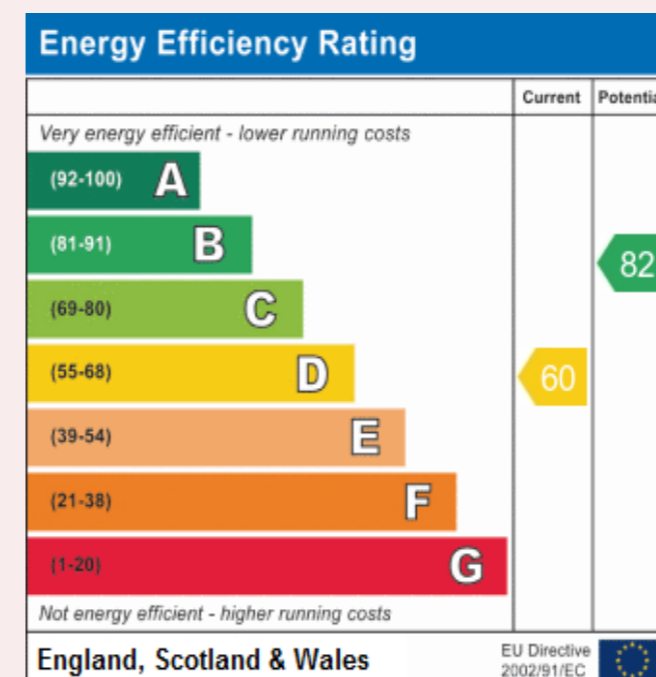
Carpet flooring, double radiator, double glazed uPVC windows to rear aspect and original fireplace with ceramic tile surround. Also benefits from a built in storage cupboard.

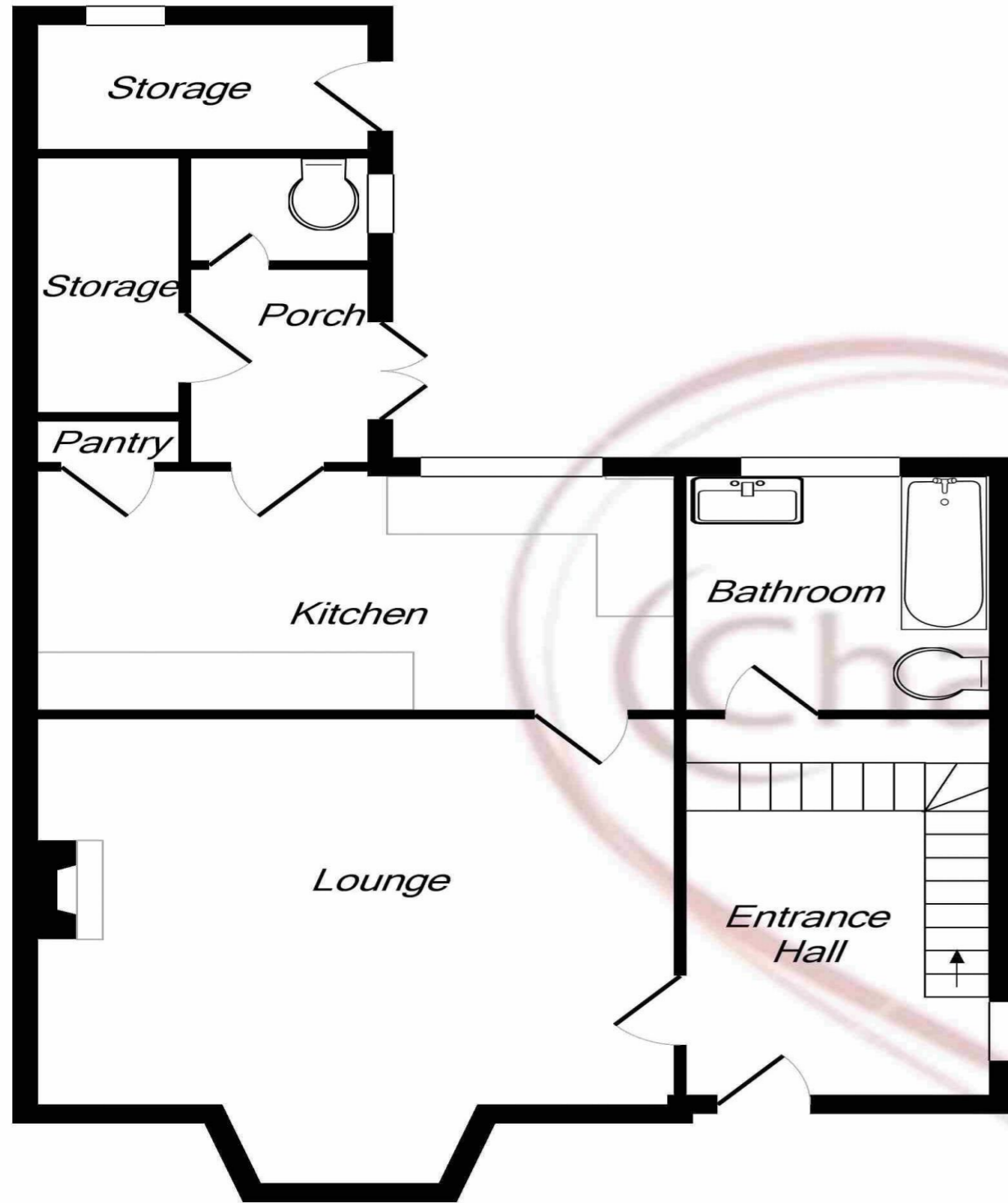
Bedroom Three 10' 1" x 8' 4" (3.07m x 2.53m)

Carpet flooring, double radiator, double glazed uPVC windows to rear aspect. Also benefits from a built in storage cupboard.

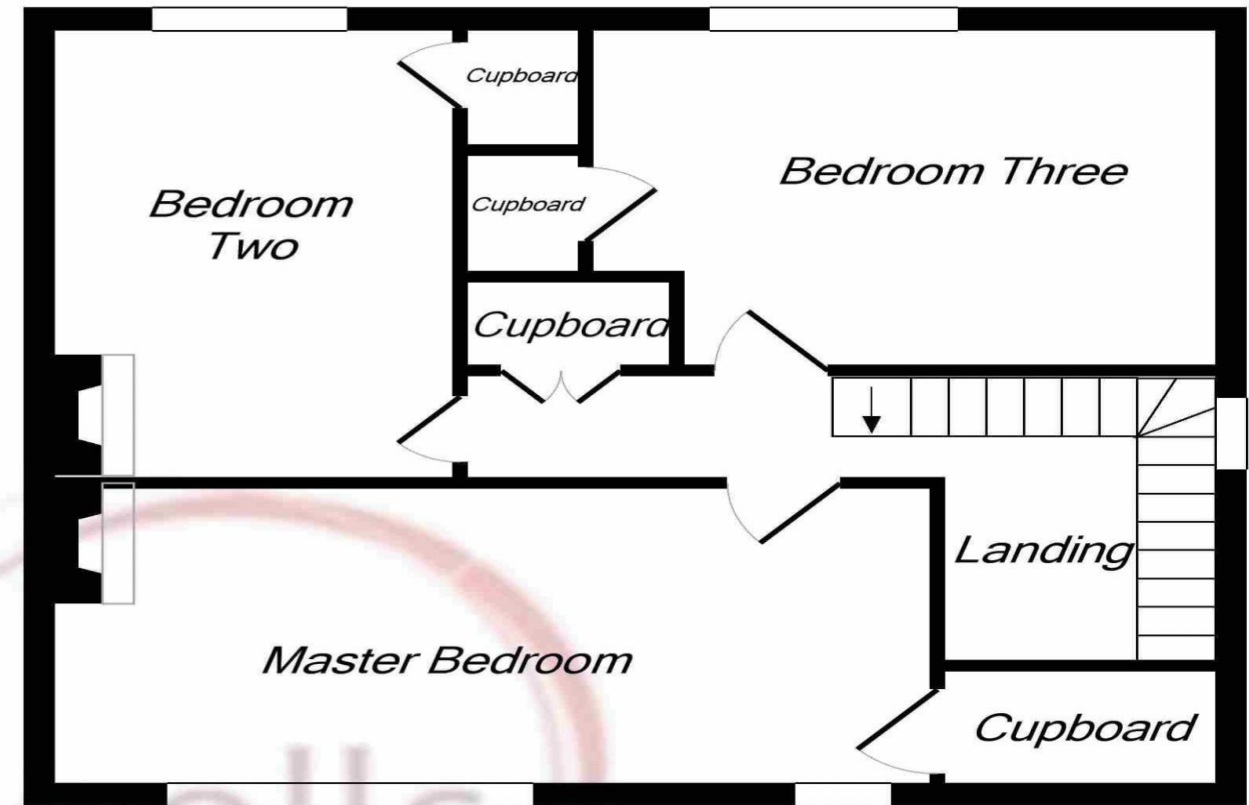
Outside

The front garden is accessed through an iron gate and has hedged boundaries with area laid to lawn and concrete pathway that leads down the side of the property and to front door. The rear has a driveway that is accessed from the side of the property by iron gates and also offers area laid to lawn. Also benefits from outside storage.





Ground Floor
Approx. Floor
Area 704 Sq.Ft.
(65.4 Sq.M.)



1st Floor
Approx. Floor
Area 541 Sq.Ft.
(50.2 Sq.M.)

Total Approx. Floor Area 1245 Sq.Ft. (115.6 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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