



Marshall Avenue | Crossgates | LS15 8EE

£240,000

Three Bedroom Through Terrace | Council Tax Band B | EPC Rating TBC

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* THREE BEDROOM MID TERRACED HOUSE * TWO
RECEPTION ROOMS * USEFUL UTILITY ROOM & SUN-
ROOM/PORCH * OFF ROAD PARKING *

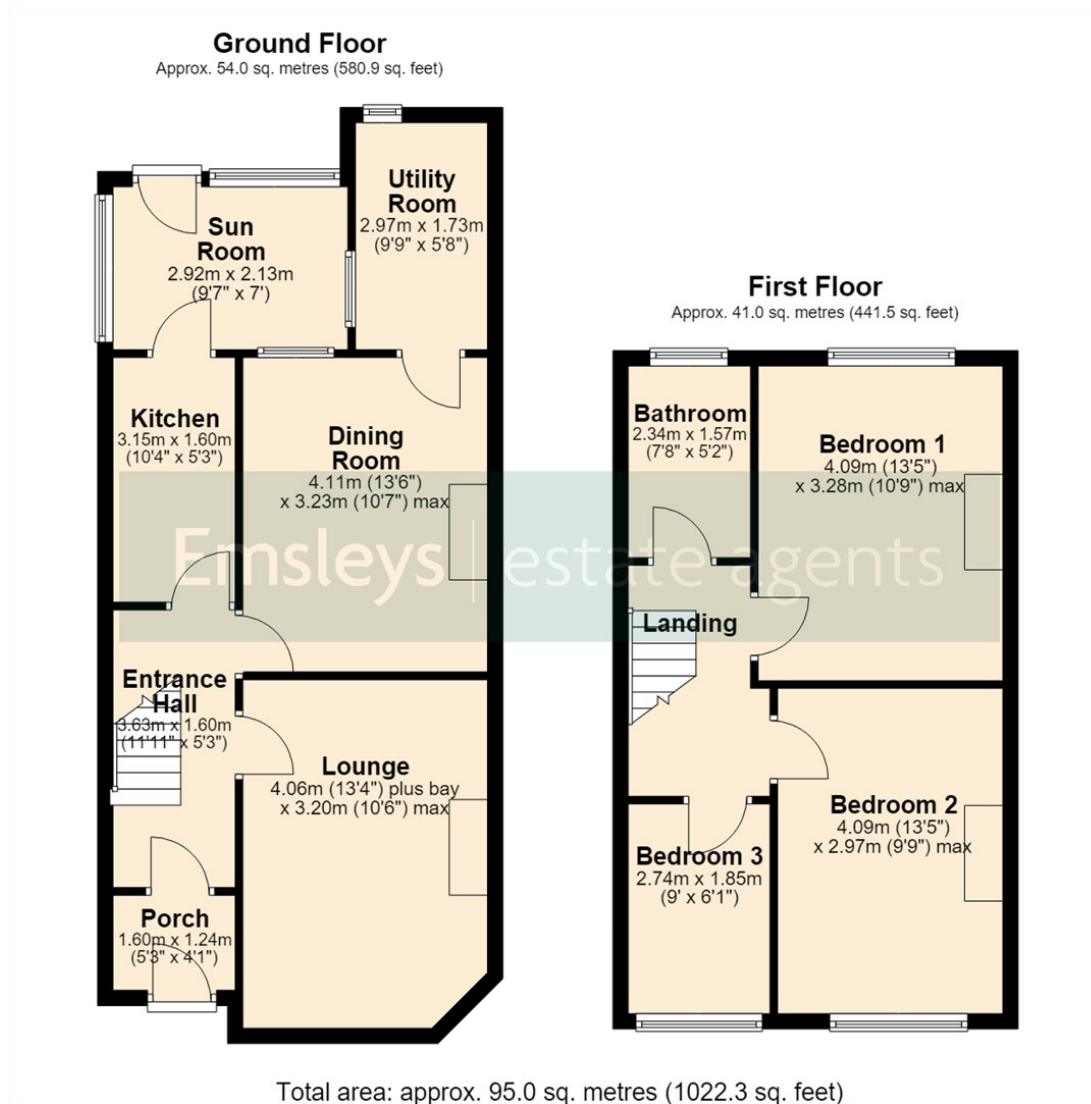
Located in the desirable area of Crossgates, this charming three-bedroom terraced house on Marshall Avenue presents an excellent opportunity for both families and first-time buyers. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. Additionally, a useful sun-room/or porch enhances the living area, allowing for an abundance of natural light and a perfect spot to unwind or use for extra storage. In addition, there is a utility room with Belfast sink, adding practicality to daily living..

The accommodation comprises two generously sized double bedrooms and a single bedroom, making it ideal for a growing family or those needing extra space for guests or a home office. The bathroom with white suite, finishes the accommodation for the first floor.

Outside, the property features a small garden to the front, with a fully enclosed paved rear garden, offering a low-maintenance outdoor space for enjoying the fresh air. Gated access allows off-road parking for one vehicle, into the rear garden - although there is street lined parking to the front.

Situated conveniently near the local Manston park and a variety of amenities within Crossgates. This home is a blank canvas, ready for you to imprint your personal style and make it your own. With its prime location and versatile living spaces, this terraced house is a wonderful opportunity not to be missed!





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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