



**Hurstville Avenue,  
Offers In Excess Of £149,950**

**\*\* MID TOWNHOUSE \*\* TWO BEDROOMS \*\* GARDENS AND PARKING \*\***

Available with no onward chain, is this delightful two double bedroom mid townhouse. Situated in the much sought after location of East Bierley and within walking distance of local schools and East Bierley park the property benefits from gas central heating and upvc double glazing.

The property would make an ideal purchase for a FTB/Young Family and briefly comprises of a entrance porch, vestibule, lounge, dining kitchen, two first floor bedrooms and a house bathroom.

To the outside there are gardens and parking.



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## Entrance Porch



## Entrance Vestibule

Having a radiator.



## Lounge

13'11" x 12'9" (4.24m x 3.89m)

Having a living flame gas fire, fireplace surround, radiator and a double glazed window.



## Dining Kitchen

15'1" x 15'11" (4.60m x 4.85m)

Having fitted wall and base units, complementary work tops, sink unit, oven, hob and extractor hood, extractor fan, plumbing for an automatic washing machine, double glazed window, two radiators, pantry and french doors leading to the rear garden.

## First Floor Landing



## Bedroom One

10'3" x 14' (3.12m x 4.27m)

Having fitted wardrobes, radiator and two double glazed windows.



## Bedroom Two

11'3" x 9'9" (3.43m x 2.97m)

Having a radiator and a double glazed window with far reaching views.



## Bathroom

Fitted with a three piece suite comprising low flush Wc, panelled bath, pedestal hand basin and a double glazed window.

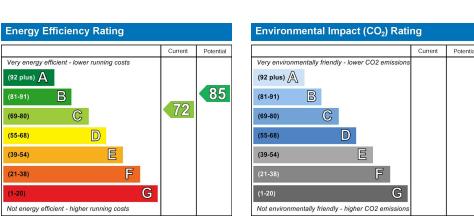


## External Details

There are gardens to the front and rear of the property and parking.

## Please Note

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.



## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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