



**Poplar Avenue, Horton Bank Top,
Offers In Excess Of £200,000**

* JANUARY SALE * JANUARY SALE * JANUARY SALE *** SEMI DETACHED ** FOUR BEDROOMS ** OVER THREE FLOORS ** CUL-DE-SAC SETTING **

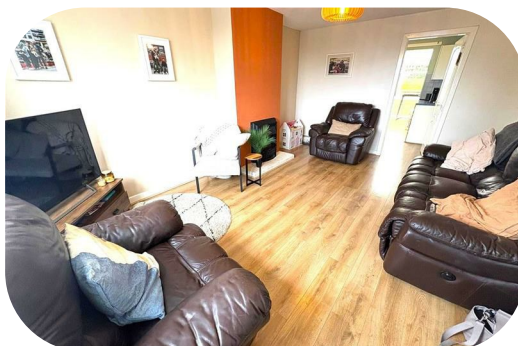
** TWO BATHROOMS ** CONSERVATORY ** GARDENS & PARKING ** VIEWS FROM LOUNGE **
Spacious family sized home offering accommodation over three floors.

This four bedroom semi detached home would make an ideal purchase for a number of buyers.

Situated on this cul-de-sac location and within easy reach of amenities, shops and local schools.

Benefits from two bath/shower rooms, conservatory, gas central heating, double glazing and a garden to the rear.

The accommodation briefly comprises entrance vestibule, bedroom and en suite shower room. To the first floor there is a lounge, dining kitchen and a conservatory. There are three second floor bedrooms, a house bathroom and useful boarded loft with further potential.



Entrance

Radiator.

Bedroom Four

Built in storage and radiator.

En Suite

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

First Floor Landing

Lounge

11'7" x 16'6" (3.53m x 5.03m")

Electric fire and radiator.

Dining Kitchen

15'3" x 8'5" (4.65m x 2.57m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer and radiator.

Conservatory

9'1" x 10'8" (2.77m x 3.25m")

Upvc door leading to rear.

Second Floor Landing & Access to Loft Area

Access to useful carpeted loft / storage area with further potential subject to permissions.

Bedroom One

13'8" x 9'3" (4.17m x 2.82m")

Radiator.

Bedroom Two

9'2" x 11'6" (2.79m x 3.51m")

Radiator.

Bedroom Three

8'3" x 6'9" (2.51m x 2.06m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, vanity sink unit, low flush wc and radiator.

Exterior

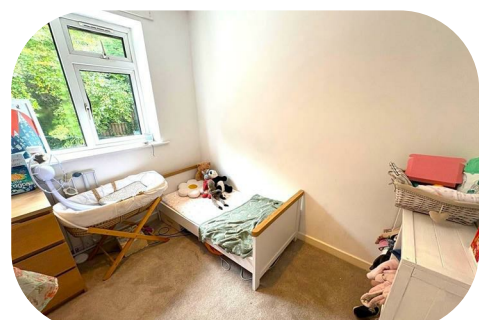
There is a lawn and patio garden to the outside with a driveway providing off street parking.

Council Tax Band

C

Tenure

FREEHOLD



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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