



## Winscar Avenue, Asking Price £195,000

**\*\* END TOWN HOUSE \*\* THREE DOUBLE BEDROOMS \*\* ACCOMODATION OVER THREE FLOORS \*\***

**\*\* THREE BATHROOMS \*\* 16' LOUNGE \*\* GARDENS, GARAGE & PARKING \*\***

Located on the ever popular and sought after Westwood Park development is this well presented family sized modern **THREE DOUBLE BEDROOMS** town house.

The property has been modernised to include **NEW FLOORING** and **DECORATING** throughout and offers 'ready to move into' spacious accommodation over three floors and would make an ideal purchase for a number of buyers.

Benefits from **THREE BATHROOMS**, **GCH**, **DG** and a low maintenance garden to the rear.

The accommodation briefly comprises entrance hallway, **wc** and dining kitchen. To the first floor there is a lounge and third bedroom. To the second floor there is a further two bedrooms - master having en suite shower room and a house bathroom.

To the outside there is a low maintenance garden to the rear with a driveway providing parking for two cars and an integral garage.





### Hallway

Radiator and understairs storage.

### Shower Room

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

### Utility

6'4" x 5'8" (1.93m" x 1.73m")

Fitted base units, stainless steel sink unit, plumbing for auto washer and radiator.

### Bedroom Three

9'1" x 7'1" (2.77m" x 2.16m")

Radiator.

### First Floor Landing

Radiator.

### Lounge

16'10" x 14'6" (5.13m" x 4.42m")

Electric fire with feature fireplace surround and radiator.

### Kitchen

8'6" x 7'10" (2.59m" x 2.39m")

Cream fitted wall and base units incorporating stainless steel sink unit, tiled splash back, oven, hob & extractor fan and plumbing for dishwasher.

### Second Floor Landing

### Bedroom One

13'8" x 8'7" (4.17m" x 2.62m")

Radiator.

### En Suite

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

### Bedroom Two

11'7" x 11'0" (3.53m" x 3.35m")

Radiator.





**Bathroom**

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

**Exerior**

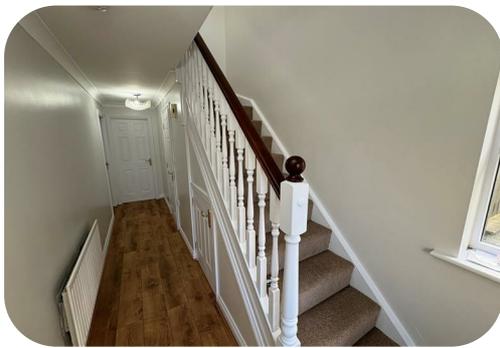
Enclosed lawned and decked garden to side and rear with a driveway leading to an attached garage.

**Council Tax Band**

B

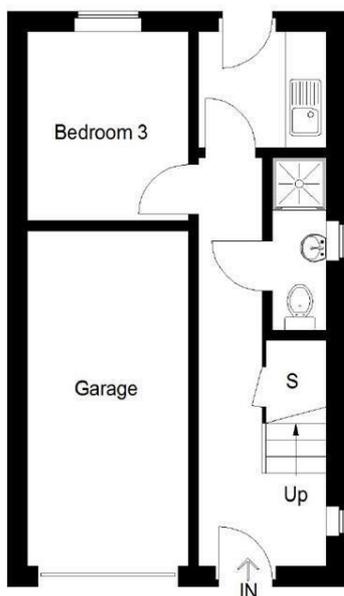
**Tenure**

FREEHOLD.

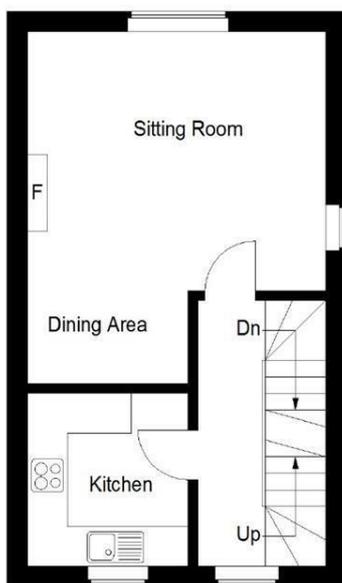


# 14 Winscar Avenue, BD6 3WX

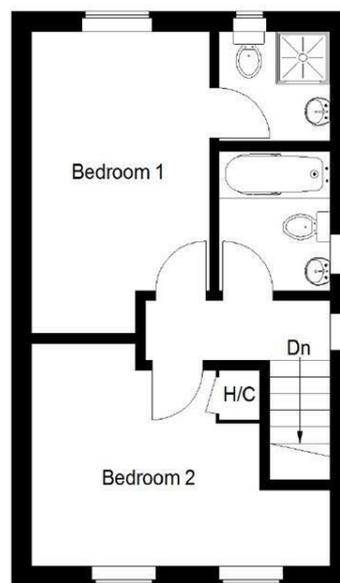
Approximate Gross Internal Area = 94.5 sq m / 1017 sq ft  
 Garage = 12.1 sq m / 130 sq ft  
 Total = 106.6 sq m / 1147 sq ft



Ground Floor

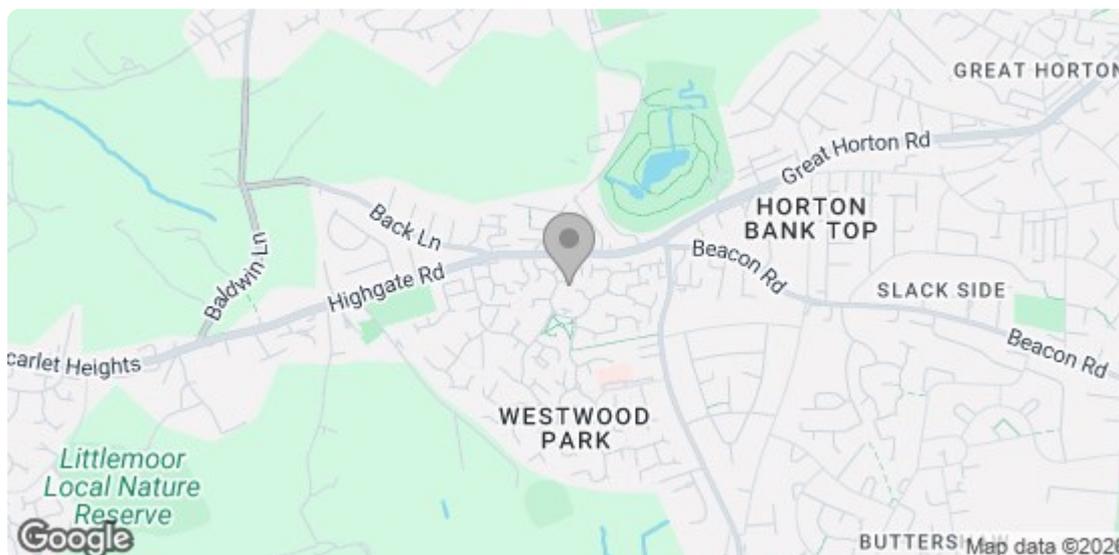


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2014 (ID119588)



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

**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.

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