Sugdens
Sales & Lettings



Albert Avenue, Idle,

£215,000

* SEMI DETACHED * THREE BEDROOMS * POPULAR LOCATION * DRIVEWAY PARKING *
* MODERN KITCHEN & BATHROOM * LOVELY GARDENS *
* CLOSE TO IMMANUEL COLLEGE & IDLE VILLAGE *

Available with no onward chain, is this delightful three bedroom semi detached house.
Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, modern fitted kitchen, lounge, utility room, three first floor bedrooms and a modern bathroom.
To the outside there are gardens and parking.
Viewing is highly recommended.







Entrance Hall
With radiator.

Lounge
With a coal effect gas fire in feature fireplace surround, radiator.

Kitchen
12'6" x 11'10" (3.81m x 3.61m)
Modern fitted kitchen having a range of gret wall and base units incorporating laminated sink unit, gas hob, electric oven, integrated fridge freezer, dishwasher, radiator.



Utility
8'10" x 7'8" (2.69m x 2.34m)
With stainless steel sink unit, plumbing for auto washer.

First Floor Landing

Bedroom One
12'5" x 11'5" (3.78m x 3.48m)
With radiator.



Bedroom Two
11'4" x 7'7" (3.45m x 2.31m)
With radiator.



Bedroom Three
9'1" x 7'11" (2.77m x 2.41m)
With radiator.

Bathroom
Modern three piece white suite, part tiled walls and radiator.



Exterior
To the outside there is driveway parking to the front, together with a good sized well stocked garden to the rear.

Directions
From our office in Idle village head toward Hampton Place, The Green turns left and becomes Albion Rd, turn left to stay on Albion Rd, turn left onto Albert Ave.

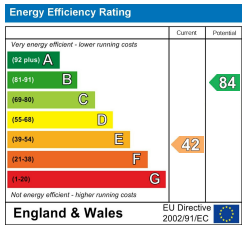
TENURE
FREEHOLD

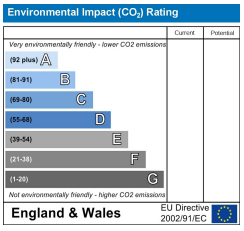
Council Tax Band

Please note
Marketing photos were taken prior to the current tenant moving into the property.



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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