Sugdens
Sales & Lettings



# Lodore Avenue, Eccleshill

## £220,000

* SEMI DETACHED * THREE BEDROOMS * IDEAL STARTER HOME * CONSERVATORY *
* GARDENS * PARKING * CLOSE TO AMENITIES * MODERN KITCHEN & BATHROOM *

Well-presented three-bedroom semi-detached home, ideal for first-time buyers and growing families. Benefiting from a modern fitted dining kitchen, conservatory and a convenient ground floor WC, this attractive home is situated within easy reach of local amenities, shops, and highly regarded schools.

The accommodation briefly comprises entrance hall, spacious lounge, modern dining kitchen, conservatory and ground floor WC.

To the first floor are three well-proportioned bedrooms and a contemporary house bathroom.

Externally, the property enjoys gardens to the front and rear, together with a driveway providing ample off-street parking.











## Entrance Hall

## Cloakroom/WC
Modern two piece suite comprising low suite wc and vanity sink unit, extractor fan.

## Lounge
14'6" x 11'9" (4.42m x 3.58m)
With living flame gas fire in fireplace surround, radiator and double glazed window.

## Dining Kitchen
18'9" x 6'4" (5.72m x 1.93m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer, double glazed window. Dining Area has a radiator and upvc doors to conservatory.

## Conservatory
8'9" x 8'9" (2.67m x 2.67m)
With electric heater and French doors to rear.

## First Floor

## Bedroom One
14' x 9'5" (4.27m x 2.87m)
With modern sliding door wardrobe, radiator and double glazed window.

## Bedroom Two
9'8" x 9'6" (2.95m x 2.90m)
With sliding door wardrobe, radiator and double glazed window.

## Bedroom Three
7' x 5'8" (2.13m x 1.73m)
With radiator and double glazed window.

## Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.







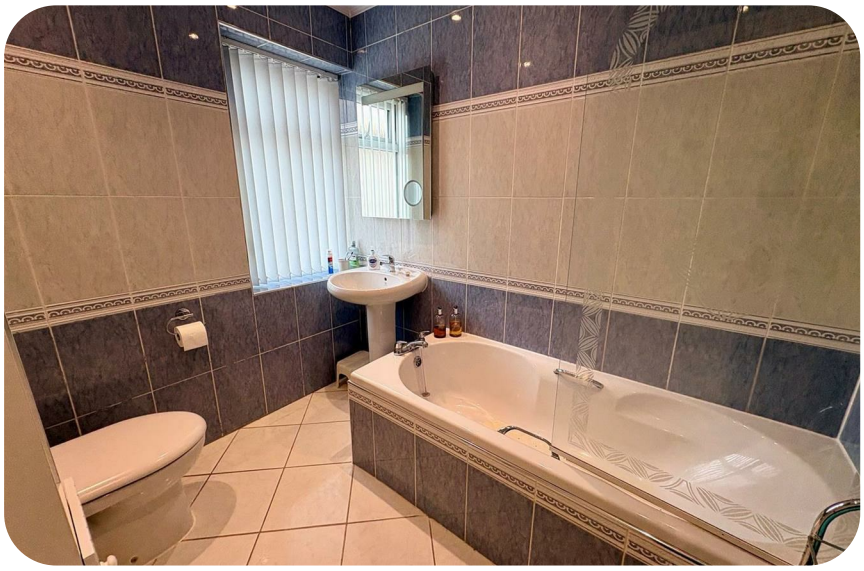




## Directions
From our office in Idle village turn left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn right onto Ennerdale Rd, right onto Lodore Ave.

## TENURE
FREEHOLD

## Council Tax Band
A / Bradford







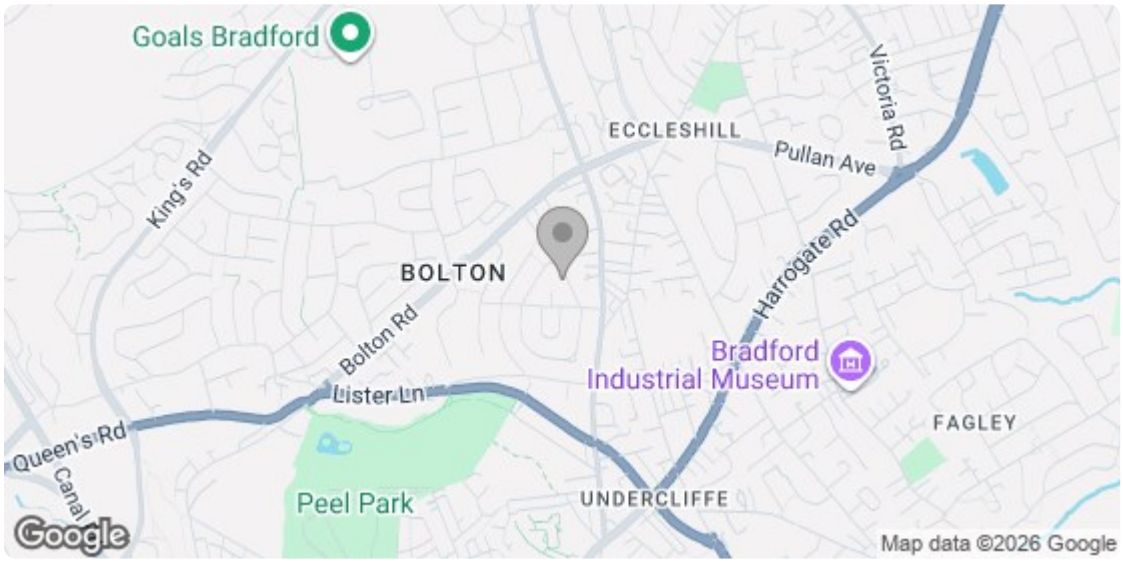


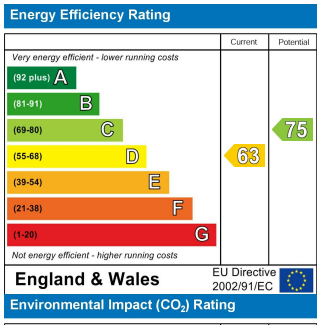
# Lodore Avenue, BD2

Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336138)




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