



## Norman Avenue, Eccleshill,

**£199,950**

\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* NO CHAIN \*  
\* GOOD SIZED GARDEN PLOT \* GARDENS TO THREE SIDES \* TANDEM GARAGE \*  
\* IDEAL TO EXTEND - Subj to relevant planning consents) \*

Available with no onward chain, is this delightful three bedroom family sized semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms, house bathroom and separate wc. To the outside there are good sized gardens to three sides, long driveway and detached garage.



## Entrance Porch

## Reception Hall

With radiator and store cupboard.

## Lounge

12'9" x 12'4" (3.89m x 3.76m)

With electric fire in feature fireplace surround, bay window, radiator.



## Kitchen

10'9" x 7'3" (3.28m x 2.21m)

With wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer.

## Dining/Sitting Room

12'8" x 11'3" (3.86m x 3.43m)

With gas fire, radiator, patio doors to rear garden.



## First Floor Landing

### Bedroom One

11'6" x 10'7" (3.51m x 3.23m)

With radiator.

### Bedroom Two

12'9" x 11'4" (3.89m x 3.45m)

With radiator.

### Bedroom Three

7'8" x 7'5" (2.34m x 2.26m)

With radiator.



## Bathroom

Two piece white suite, part tiled walls and radiator.



## Separate WC

With low suite wc.

## Exterior

To the outside there are gardens to three sides, long driveway and a tandem garage.



## Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, upon reaching Five Lane Ends roundabout take the first exit onto Norman Ln, turn right onto Norman Ave, make a U-turn at Norman Mount and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C

**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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	B	(92 plus) A	B
(81-91) B	C	(81-91) B	C
(69-80) C	D	(69-80) C	D
(55-68) D	E	(55-68) D	E
(39-54) E	F	(39-54) E	F
(21-38) F	G	(21-38) F	G
(11-20) G	H	(11-20) G	H
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	