



12 Ascot Avenue, L21
Offers Over £150,000



Situated in a highly sought-after residential area, this well-presented two-bedroom semi-detached property offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Ideally located close to a range of local amenities, reputable schools, transport links, and with convenient access to major motorway connections, the property combines comfort with practicality.

The accommodation briefly comprises an inviting entrance hallway, a bright and spacious living room, and a modern kitchen/dining area to the ground floor. To the first floor, there are two well-proportioned bedrooms and a family bathroom.

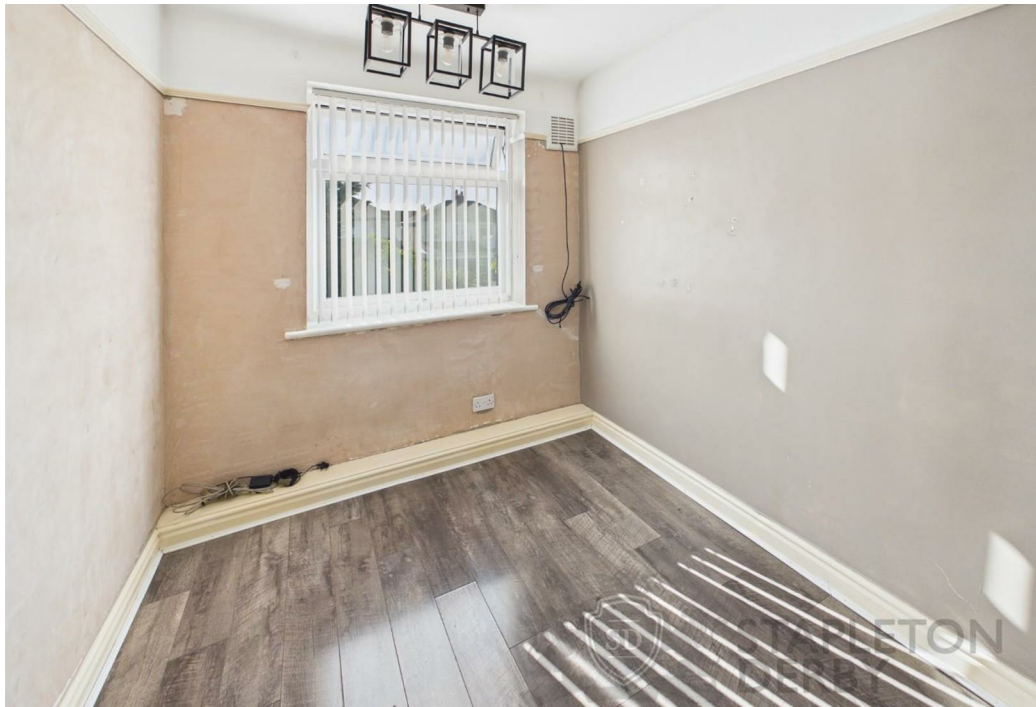
Externally, the property benefits from off-road parking to the front along with side access. To the rear, there is a generous garden complete with a patio area, ideal for outdoor entertaining and relaxation.

Offered to the market VACANT with NO CHAIN, this freehold property is ready for immediate occupation.

EPC: TBC



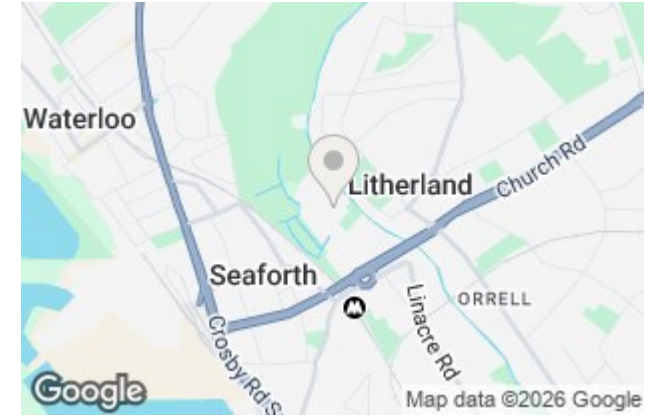
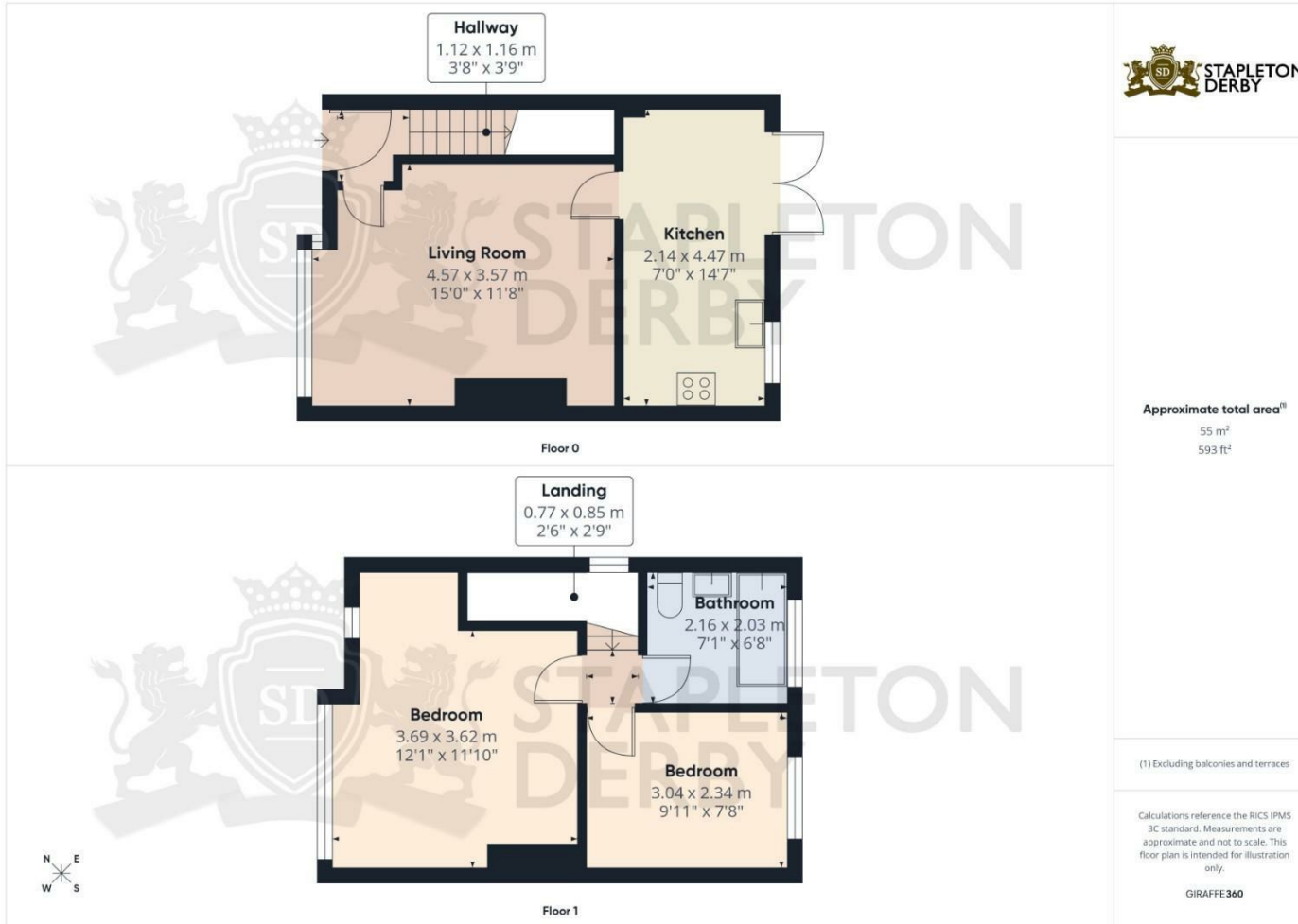






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU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

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

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.