

STIRLING AVENUE, LEAMINGTON SPA CV32 7HW



A SUPERB OPPORTUNITY TO PURCHASE A FAMILY HOME IN A POPULAR RESIDENTIAL AREA.

- SEMI DETACHED
- POPULAR LOCATION
 - DRIVEWAY
 - LOUNGE
 - DINING ROOM
 - KITCHEN
- THREE BEDROOMS AND CONVERTED LOFT SPACE
 - BATHROOM AND DOWNSTAIRS WC
 - GARAGE AND CAR PORT
 - GARDEN

3 BEDROOMS

OFFERS IN EXCESS OF £450,000

Hawkesford are delighted to bring to the market this fantastic 3/4 bedroom semi detached house. Located within the Telford School catchment area and more specifically Stirling Avenue. This is a highly sought after area.

The property benefits from having a complete upward chain and occupying a favourable corner plot with ample space to the front and side. The garden is one to catch the eye and any buyers looking for a family home with a good sized garden are in luck.

Our vendors have maintained and updated the property throughout. The house has good sized rooms throughout. The loft space has been converted and currently is used as the fourth bedroom. We very much encourage any prospective buyers to book in for their viewing early.

Front

Spacious front with driveway providing off road parking. Access to the car port and garage.

Entrance Hallway 13'11" x 7'4" (4.25 x 2.25)

Spacious hallway allowing access to the lounge, kitchen, WC and first floor stairs. With light point and radiator as well as double glazed window to the side aspect.

WC 4'5" x 2'11" (1.35 x 0.90)

With double glazed window to front aspect, light point, sink and WC.

Lounge 14'11" x 11'8" (4.57 x 3.56)

With double glazed windows to front elevation, light point, radiator and gas fireplace.

Dining Room 10'7" x 9'10" (3.25 x 3.02)

With double glazed patio doors to the rear elevation, light point and radiator.

Kitchen 12'0" x 8'11" (3.68 x 2.72)

With double glazed windows to the rear aspect, light point, radiator and door leading to side access and car port. Kitchen benefiting from integrated electric oven and gas hob, sink and kitchen worktops with plenty of storage cupboards.

First Floor Landing

Benefiting from a double glazed window to side aspect, light point, smoke alarm, access to converted loft stairs and all other rooms.

Bedroom One 13'7" x 11'10" (4.15 x 3.62)

With double glazed window to front aspect, light point and radiator.

Bedroom Two 11'11" x 10'0" (3.64 x 3.05)

With double glazed window to the rear aspect, light point and radiator.

Bedroom Three 8'5" x 8'2" (2.58 x 2.51)

With double glazed window to front aspect, light point and radiator.

Bathroom 7'3" x 5'3" (2.23 x 1.62)

With double glazed window to the rear aspect, heated towel rail, sink, bath, shower, WC and light point.

Converted Loft Space 14'9" x 11'10" (4.50 x 3.61)

Double glazed window to side aspect and light point to ceiling at the top of the stairs leading into the room. Currently used as a bedroom, with rear dormer, double glazed window, light point, radiator and storage in the eaves.

Garden and Rear

Fantastic sized garden which enjoys not being overlooked from the rear. Access to car port and garage.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

GENERAL INFORMATION**Services**

Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through the Agents on (01926) 430553



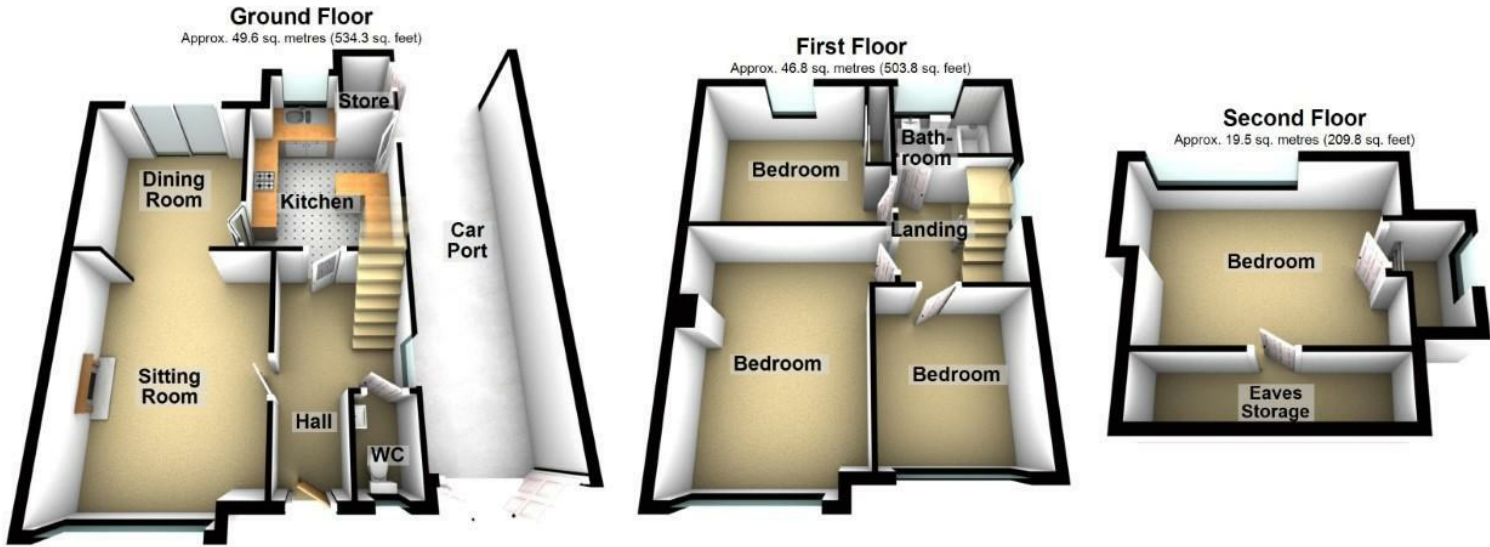












Total area: approx. 115.9 sq. metres (1247.9 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
		69			83