



FOR STARTERS



OFFERS IN EXCESS OF
£340,000

MAIN COURSE

This immaculately presented three-bedroom 1930s terraced property is ideally located just a five-minute walk from the town centre and offers a perfect blend of character and modern living.

Set back from the road, the property benefits from a driveway providing off-road parking for two vehicles side by side. Renovated throughout approximately seven years ago by the current owner, the home has undergone a full rewire and re-plumb, ensuring peace of mind for any buyer. Retaining much of its original charm, the property is in excellent condition throughout and would make an ideal first-time purchase, investment or home for those looking to downsize.

On entering the property, you are welcomed by a bright entrance hall with a large under-stairs storage cupboard. To the front is a spacious lounge featuring a walk-in bay window that floods the room with natural light, complemented by a working fireplace with a wood surround, creating a warm and inviting atmosphere. The rear of the property opens into a stylish kitchen diner, fitted with timeless grey shaker-style units, integrated appliances and space for a dining table. French doors lead out to the sunny, south-facing rear garden, making this an ideal space for entertaining or relaxing.

Upstairs the property offers two generous double bedrooms and a large single, all beautifully presented. The family bathroom is finished in a contemporary white suite, complete with a bath and shower over. There is also access to a part-boarded loft space, providing



useful additional storage.

Outside the rear garden enjoys a sunny aspect and is mainly laid to lawn, with a private seating area and rear access leading directly onto the canal path, offering a peaceful and picturesque outlook.

This is a truly exceptional home, combining period charm with modern comforts in a sought-after location close to all local amenities. Early viewing is highly recommended.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - D



South Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



Heating System
Gas Central Heating



St Gregory's Primary
School
Thomas Jolyffe Primary
School

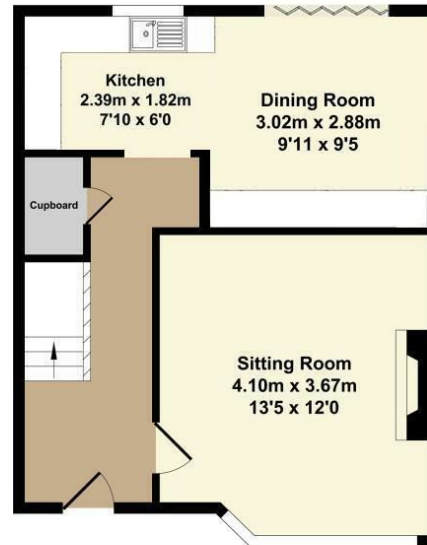
WHY NOT TAKE
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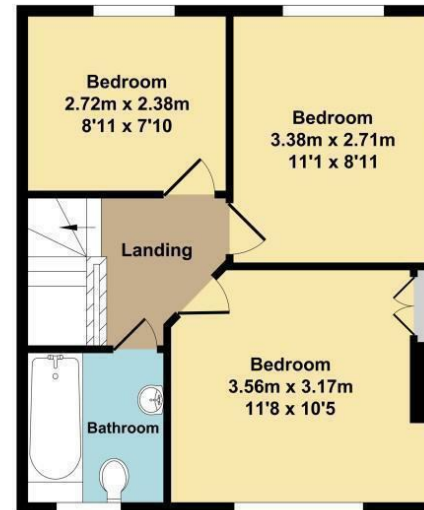
Kendall Avenue

Total Approx. Floor Area 74.23 Sq.M. (799.0 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor
Approx. Floor
Area 37.70 Sq.M.
(406 Sq.Ft.)



First Floor
Approx. Floor
Area 36.53 Sq.M.
(393 Sq.Ft.)

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