

5 THIRD AVENUE, WOODLANDS, DN6 7QE



OFFERS AROUND £105,000.00

-) 3 BED SEMI DETACHED
-) MODERN HIGH GLOSS FITTED KITCHEN
-) GOOD SIZE FAMILY BATHROOM
-) FULLY ENCLOSED REAR GARDEN
-) OFF ROAD PARKING

FRONT ENTRANCE HALL:- Access through white upvc door leading to the kitchen and stairs to the first elevation.

LOUNGE. APPROX. SIZE. 5.12m x 3.44m:- Dual aspect lounge with bay window to the front of the property, has wall mounted gas fire with brick built surround and tiled hearth, high gloss laminate wood flooring, gas central heating radiator and power points. Access to the rear hall.



KITCHEN / DINER. APPROX. SIZE 5.57m x 3.25m:- A stunning dual aspect kitchen with bay window to the front elevation, has modern cream high gloss wall, base units and drawers with complimentary butchers chop work preparation surfaces inset with a stainless steel drainer sink unit with mixer taps, an additional tall unit and spot lights to the kick boards, electric cooker and hob, plumbing for a washing machine, integrated dish washer, mosaic tiled splash backs and high gloss wooden laminate flooring. Has under stairs storage cupboard / pantry, gas central heating radiator and power points. Access to the front hall, rear door and lounge.



STAIRS AND LANDING. With access to all bedrooms and family bathroom, loft space and electric box above the window. Has pine wood flooring.

BEDROOM ONE. APPROX. SIZE 3.18m x 3.52m:- A good size master bedroom with front facing window, cupboard housing the water tank, gas central heating radiator and power points.



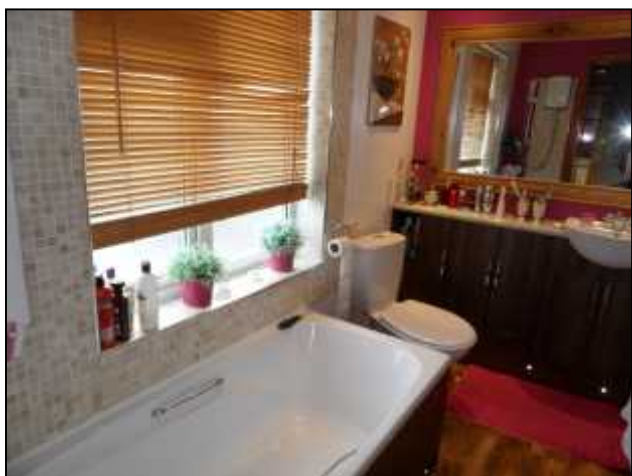
BEDROOM TWO. APPROX. SIZE. 2.39m x 2.89m:- A second double bedroom with fitted mirrored wardrobes, gas central heating radiator, power points and laminate wood flooring.



BEDROOM THREE. APPROX. SIZE 3m x 2.45m:- A rear facing bedroom currently used as built in walk-in wardrobe, has gas central heating radiator and power points.



BATHROOM. APPROX SIZE. 2.55m x 1.50m:- A modern family bathroom with 3 piece white suite comprising of a low flush w/c, hand wash basin with dark wood vanity unit and cream marble top, bath with matching dark wood panel and electric shower over. Mosaic tiled wall around the bath and shower and a gas central heating radiator.



GARDEN:- A private garden not overlooked, has a good size garden shed and ample patio area with wood decking, a good size lawn and established trees, plants and shrubs.



VIEWING ARRANGEMENTS:-

PLEASE CONTACT IDEAL ON 01302 725128



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