

Bilsmoor Avenue, High Heaton

Offers in excess of £225,000

JACK HARRISON ESTATES

AN EARLY INSPECTION IS ADVISABLE TO AVOID MISSING OUT ON THIS SUPERB 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE DESIRABLE BILSMOOR AVENUE, HIGH HEATON.
The well appointed accommodation comprises: entrance hall, dining room, lounge and breakfasting kitchen. To the first floor there are 3 good size bedrooms and a family bathroom/WC(fitted 2024).
Additional benefits include gas central heating via combination boiler and UPVC double glazed windows and door fitted 2023.
Externally there is a double block paved driveway to the front and a generous garden to the rear.

Entrance hall: Double glazed entrance door, staircase to the first floor, understairs cupboard, radiator and oak flooring.

Dining room: 11'9 x 10'0 into alcoves: Double glazed window to the front, alcoves, oak flooring, radiator and an archway to the lounge.

Lounge: 11'5 x 13'2 into alcoves: Double glazed window to the rear, electric fire, alcoves, television point, radiator and oak flooring.

Breakfasting kitchen: 14'4 x 7'3: Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for washing machine, breakfast bar, part tiled walls, tiled floor, led spotlights, combination boiler, radiator, double glazed window to the side and a double glazed door to the rear.

Half landing: Double glazed window to the front, carpet.

First floor landing: Access to the roof space, oak flooring.

Bedroom 1: 11'5 x 13'3 into alcoves: Double glazed window to the rear, alcoves, oak flooring, television point, dado rail and a double radiator.

Bedroom 2: 12'1 x 10'0: Double glazed window to the front, oak flooring, television point, dado rail and radiator.

Bedroom 3: 10'3 x 7'4: Double glazed window to the rear, oak flooring, built in cupboard and radiator.

Bathroom/wc: 6'10 x 8'1: White 3 piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level wc. Tiled walls, heated towel rail, halogen spotlights and a double glazed frosted window to the side.

Rear garden: Laid mainly to lawn with paved, graveled and decked areas, garden shed and fenced boundaries.









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