



**Stoneacre**  
Properties

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**Birch Avenue, LS15 7QY**

**£235,000**

Stoneacre Properties are delighted to offer for sale this rare individual spacious three bedroom mid terrace. Situated in a popular area close to all the local amenities at both Crossgates and Halton. The property briefly comprises: entrance porch, entrance hall, sitting room/dining room, lounge, kitchen, three bedrooms and bathroom with free standing bath and shower cubicle. Externally the property benefits from a block paved driveway to the front and a low maintenance enclosed area to the rear. In addition there is a large cellar that is split into two rooms and a garage. Viewing is highly recommended to appreciate all that this unique property has to offer.

- EPC
- MID TERRACE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- POPULAR AREA
- CELLAR
- GARAGE



**Entrance Porch**

Door to front.

**Entrance Hall**

Staircase leading to first floor. Central heating radiator.

**Sitting Room/Dining Room**

To the front is a double glazed window. To the rear is a patio door that leads to the rear outdoor space. Feature fire surround. TV point. Central heating radiator.

**Lounge**

To the front and rear is a double glazed window. Storage cupboard. Gas fire with feature surround. Central heating radiator.

**Kitchen**

Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Electric oven. Gas hob with extractor fan over. Plumbing for automatic washing machine. Space for fridge/freezer. Stable style door to rear. Central heating radiator. To the side and rear is a double glazed window.

**First Floor Landing**

Double glazed window to rear.

**Bedroom One**

To the front and rear is a double glazed window. Central heating radiator. Fitted wardrobes.

**Bedroom Two**

To the front is a double glazed window. Fitted wardrobes. Central heating radiator. Access to large storage space with double glazed window and access to loft via a pull down ladder.

**Bedroom Three**

Double glazed window to rear. Central heating radiator.

**Bathroom**

Fitted with a free standing bath, vanity wash hand basin, wc and a shower cubicle with steam, radio and message feature. In addition there is a double glazed window to rear and side.

**External**

To the front is a block paved garden. To the rear is a low maintenance area with steps leading down to Cellar.

**Cellar**

Access from the rear garden. The cellar offers ample space for storage/workspace. Central heating boiler. Please note that the cellar also has a well.

**Garage**

Electric up and over door. Power and light.

