



**Carouse**  
Estate Agents



KEIR HARDIE AVENUE, WARDLEY  
£164,950







## DESCRIPTION

Having a fantastic location on this popular residential estate in Wardley, we offer for sale this three bedroom family home. The property is ideally located for local bus, Metro, transport links and shopping parade. The property comes with the benefit of UPVC double glazing and gas central heating. The spacious entrance hall leads to the lounge and kitchen which opens up to conservatory and garden. To the first floor there are three bedrooms, a shower room and to the second floor the owners have transformed the loft to a great usable space benefiting from skylights for natural lighting. The property has a paved front for off road parking and to the rear you have a garden partially paved with a garage leading out to the street behind. Viewing comes highly recommended

## ENTRANCE PORCH

5' 7" x 4' 8" (1.7m x 1.42m) UPVC windows and door with laminate flooring. UPVC door leading into the entrance hall.

## ENTRANCE HALL

UPVC window allowing plenty of light, laminate flooring, central heating radiator and stairs leading to the first floor. Storage cupboard housing gas combi boiler.

## LOUNGE

13' 3" x 12' 11" (4.04m x 3.94m) Central heating radiator, UPVC window and gas fire with white marble hearth and surround.

## KITCHEN

19' 11" x 9' 9" (6.07m x 2.97m) Grey high gloss wall and base units with contrasting work surfaces and up stand, breakfast bar, integrated electric double oven, electric hob, stainless steel cooker hood, white splash back tiling, integral white composite sink unit with stainless steel mixer tap, integral fridge freezer and wine fridge, plumbing for a washing machine and integrated dishwasher, UPVC window overlooking the rear elevation, central heating radiator and tiled flooring.

## SUN ROOM

10' 9" x 9' 4" (3.28m x 2.84m) Extended from the kitchen and breakfast bar the sun room has high ceilings, spotlights and tiled flooring. Large





UPVC windows and French doors allowing plenty of natural light into the room.

### LANDING

Stairs leading to the first floor landing, central heating radiator and storage cupboard.

### SHOWER ROOM

7' 10" x 5' 3" (2.39m x 1.6m) Step in shower enclosure with stainless steel thermostatic rainfall shower, central heating radiator, low level w.c, circular wash basin with long armed mixer tap.



### BEDROOM ONE

13' 6" x 11' 11" (4.11m x 3.63m) Overlooking the front of the property and having a double UPVC window, central heating radiator and storage cupboard.

### BEDROOM TWO

13' 5" x 8' 6" (4.09m x 2.59m) Located to the rear of the property having UPVC window, storage cupboard, central heating radiator, and fitted mirror wardrobes with sliding doors.



### BEDROOM THREE

8' 11" x 8' 10" (2.72m x 2.69m) Having UPVC window and central heating radiator, fitted wardrobes with stairs leading to the loft floor.

### LOFT ROOM

19' 10" x 11' 6" (6.05m x 3.51m) A great versatile space which is located in the loft and having two sky light window, eve storage cupboards and central heating radiator.

### EXTERNAL

To the front of the property there is a block paved drive for two cars. There is an enclosed garden to the rear with blocked paving leading up to the decking patio and to the side is lawn with a garage leading out to the back of the property.

### DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

