



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



To be sold with no onward chain is this fantastic two bedroom detached home located in Oulton.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Available to purchase and to be sold with no onward chain, is this fantastic two bedroom detached home located on Leventhorpe Way, Oulton. Sit in the corner of this sought after cul-de-sac, this property has massive potential. The internal layout comprises in brief: - entrance hall, lounge, kitchen, conservatory and a garage. First floor: - landing, two bedrooms and a shower rooms. Benefits from double glazing and gas central heating. Externally, there is a driveway to the front. To the rear, is a low maintenance garden. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Kitchen 5' 22" x 10' 14" (2.08m x 3.40m)

Fitted with a range of wall and base units. Laminated worksurface. Sink and tap. Tiled flooring and walls. Free standing cooker. Extractor hood over. Double glazed window to the front.

Lounge 12' 66" x 13' 97" (5.33m x 6.43m)

Feature fireplace. Double glazed window. Sliding door opens to the conservatory. Coving to ceiling. Stairs lead to the first floor. Central heating radiator.

Conservatory 11' 29" x 12' 28" (4.09m x 4.37m)

A light and airy conservatory providing an excellent additional reception room. Door leads to the garden and you also have a door giving access to the garage.

Bedroom 1 6' 63" x 7' 40" (3.43m x 3.15m)

Fitted wardrobe. Central heating radiator. Double glazed window.

Bedroom 2 6' 63" x 7' 40" (3.43m x 3.15m)

Fitted wardrobe. Central heating radiator. Double glazed window.

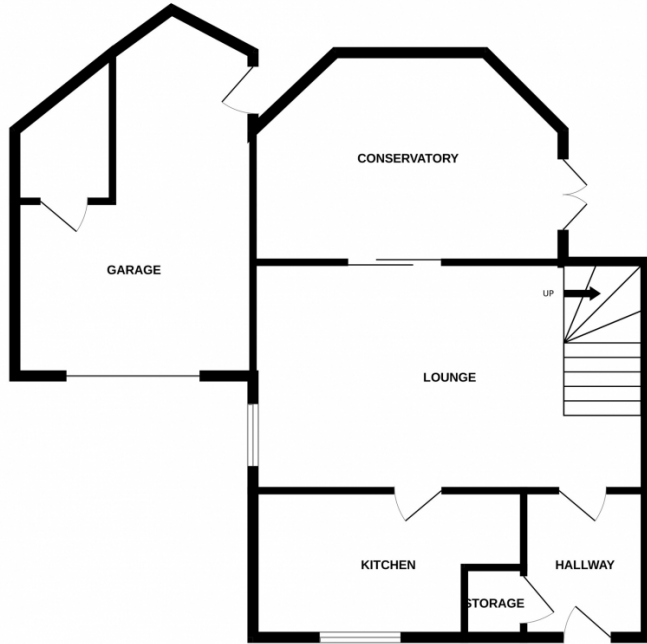
Shower Room 5' 62" x 6' 31" (3.10m x 2.62m)

Shower cubicle. Vanity unit. Back to wall wc. Tiled flooring and walls. Heated towel rail. Double glazed window.

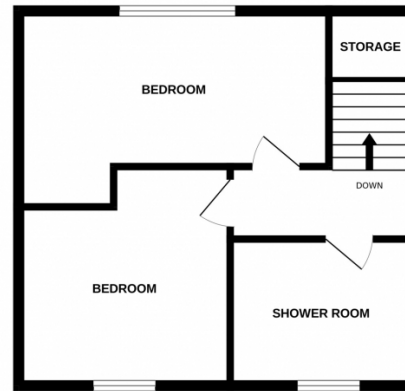
Garage

With power and lighting. Double doors. Office area.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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