



 **2**  
Bedrooms

 **1**  
Bathroom





**BROUGHT TO THE MARKET IS THIS TWO BEDROOM MID TERRACE PROPERTY LOCATED ON ROBINSON STREET IN ALLERTON BYWATER. EXTENDED TO THE REAR THE PROPERTY OFFERS SPACIOUS ROOMS THROUGHOUT. CALL TUDOR SALES & LETTINGS FOR MORE INFORMATION.**

Brought to the market for sale is this extended two bedroom mid terrace property located on Robinson Street in Allerton Bywater. Offering spacious living accommodation throughout the property comprises in brief: ground floor: lounge / diner, kitchen and a bathroom. First floor: two double bedrooms. Benefits from double glazing and gas central heating. Externally there is a buffer garden to the front. To the rear is a fully enclosed lawned garden and shed. Call Tudor Sales & Lettings today for more information or to arrange a viewing.

**Kitchen** 13' 9" x 7' 9" (4.19m x 2.36m)

Complete with a fitted kitchen comprising of base and wall units, tiled splashback areas, built in sink with mixer tap and finished off with laminate work surfaces. Large double glazed windows provide an abundance of natural light and there is a double glazed door leading to the garden. There is also a centrally heated radiator and coving to the ceiling.

**Lounge / Diner** 23' 9" x 13' 7" (7.24m x 4.14m)

Comes with two double glazed windows and coving to the ceiling. Centrally heated radiator and feature fireplace with surrounding.

**Bathroom** 7' 9" x 7' 4" (2.36m x 2.24m)

Three piece bathroom suite with low flush WC, hand basin with base storage unit and bath with shower attachment. Separate shower unit with sliding glass doors. Tiled floor, centrally heated towel rail and double glazed window.

**Bedroom 1** 13' 7" x 11' (4.14m x 3.35m)


Double bedroom with coving to the ceiling, two double glazed windows. Laminate wooden flooring and a centrally heated radiator.

**Bedroom 2** 12' 5" x 10' 2" (3.78m x 3.10m)

Double bedroom with coving to the ceiling, double glazed window and a centrally heated radiator.



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Allerton Bywater, WF10

