



 **3**  
Bedrooms

 **1**  
Bathroom





Tudor Sales and Lettings are pleased to present for sale this 3 bedroom semi detached house for sale with garden and large garage to the rear currently used to renovate cars. The house is in need of considerable modernisation but boasts an excellent location in Allerton Bywater at the end of a cul de sac on a corner plot.

Dont miss the opportunity to acquire this property with development potential subject to planning permissions.

**Kitchen** 13' 3" x 12' 11" (4.04m x 3.94m)

Generously proportioned kitchen with a range of wall and base units. Pantry cupboard off

**Living room** 13' 2" x 10' 9" (4.01m x 3.28m)

Living room with fireplace and mantelpiece surround, wooden flooring and double glazed window

**Bedroom 1** 11' 1" x 10' 1" (3.38m x 3.07m)

Double bedroom with central heated radiator and double glazed window

**Bedroom 2** 11' 3" x 7' 8" (3.43m x 2.34m)

Double bedroom with double glazed window, centrally heated window

**Bedroom 3** 10' 9" x 9' 8" (3.28m x 2.95m)

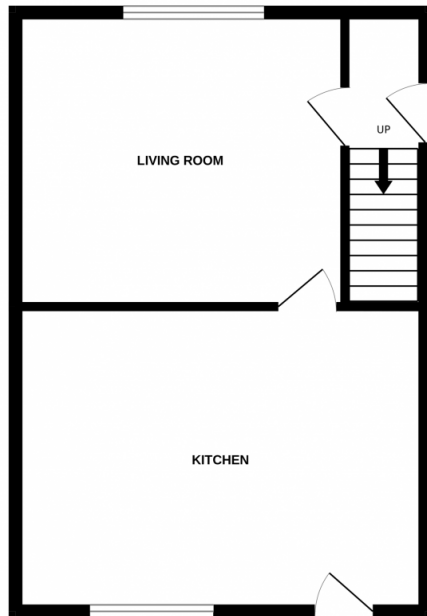
Double bedroom with centrally heated radiator and double glazed window

**Bathroom** 6' 3" x 5' 8" (1.91m x 1.73m)

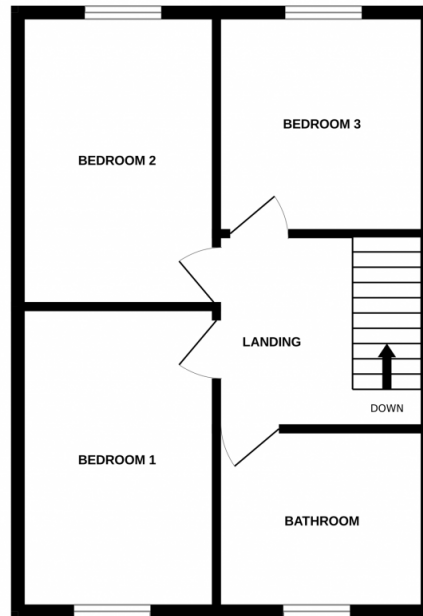
Three piece bathroom suite consisting of bath with shower screen and shower over, hand basin and low flush WC




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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Park Avenue, Swillington

