



59 AZALEA ROAD, WICK ST LAWRENCE

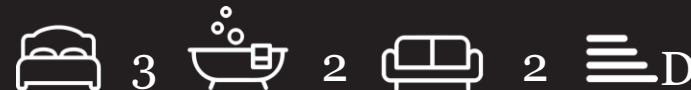
ASKING PRICE OF £350,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED HOUSE
- THREE BEDROOMS
- MASTER WITH EN-SUITE
- LOUNGE WITH DINING AREA
- CONSERVATORY
- KITCHEN

59 AZALEA ROAD, BS22 9TN



ENTRANCE HALL

UPVC Door and wall radiator, leading into the lounge.....

LOUNGE

15' 45" x 11' 62" (5.72m x 4.93m) UPVC leaded doubled glazed window and wall radiator, leading to dining area

DINING AREA

10' 37" x 8' 35" (3.99m x 3.33m) UPVC double glassed sliding doors into conservatory, cupboard proving storage, wall radiator.

KITCHEN

11' 32" x 8' 33" (4.17m x 3.28m) UPVC door to rear garden and double glazed window to rear aspect. A range of base and wall units, one housing the boiler, integrated washing machine and dishwasher space for free standing fridge/freezer, single sink unit.

CONSERVATORY

9' 17" x 8' 77" (3.18m x 4.39m) All UPVC doubled glazed, doors to the rear garden wall radiator, and blinds to the windows.

BEDROOM ONE

11' 40" x 10' 31" (4.37m x 3.84m) UPVC double glazed window to the rear aspect, wall radiator, fitted wardrobes, door to en-suite

BEDROOM TWO

11' 40" x 10' 2" (4.37m x 3.1m) UPVC leaded window to the front aspect, wall radiator

BEDROOM THREE

8' 55" x 7' 32" (3.84m x 2.95m) UPVC leaded doubled glazed window to the front , wall radiator

ENSUITE

8' 84" x 3' 18" (4.57m x 1.37m) UPVC frosted double glazed window, walk in shower, pedestal sink unit, WC and wall radiator.

BATHROOM

6' 41" x 6' 34" (2.87m x 2.69m) UPVC frosted double glazed window to the rear aspect, white suite comprising of bath with side handheld shower, pedestal sink unit, WC wall radiator and heated towel rail

59 AZALEA ROAD, WESTON-SUPER-MARE, BS22 9TN



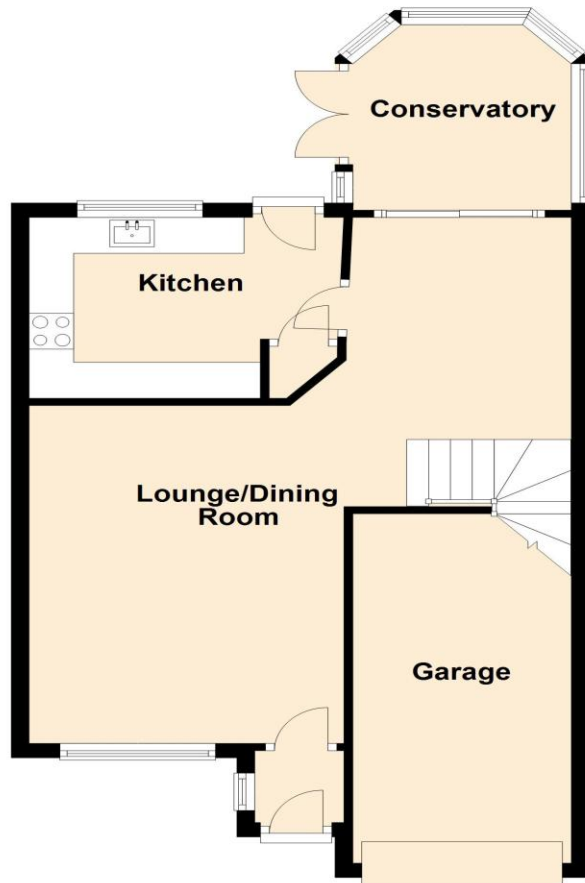
Council Tax:

Band D

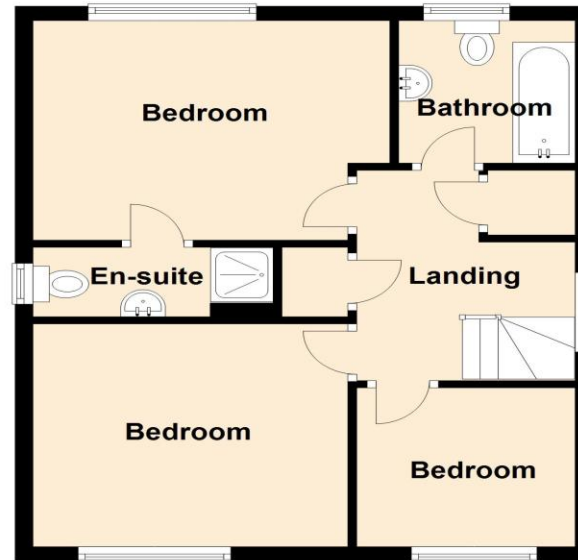
Local Authority:

North Somerset District Council

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Cooke & Co.

OFFICE CONTACT INFO

236 High Street
 Worle
 Weston-Super-Mare
 Avon
 BS22 6JE

01934 522244
 enquiries@cookeproperty.co.uk
 www.cookeproperty.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and 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/tenants are advised to recheck the measurements.

COOKE & CO
 your local property expert