



FOR SALE
RE/MAX
REAL ESTATE

 **RE/MAX**
Property

17 Old School Avenue, Polbeth

Offers Over £295,000



Derrick Mooney and RE/MAX Property are delighted to bring this Three/Four Bedroom Detached Property To The Market.

Nestled in a sought-after location, this stunning 3/4 bedroom detached house offers the epitome of contemporary modern living. An almost-new build, the property boasts an impressive stylish converted garage adding versatility to the living space. The front of the house greets you with a spacious driveway providing ample parking space. Upon entering, you are welcomed by a light-filled interior that effortlessly combines modern design with practicality. The ground floor features a spacious living room, a sleek fitted kitchen with integrated appliances, Utility Space, WC, and a dining area, perfect for hosting gatherings with family and friends. Upstairs, you will find three well-proportioned bedrooms, Bathroom and Ensuite. Furthermore, the pristine front and back gardens offer tranquil outdoor spaces to relax and unwind.

Step outside to discover the expansive outside space this property has to offer. The front garden exudes kerb appeal with a mono-block driveway, decorative gravel, and charming conifers, creating an inviting first impression. The rear garden is a true retreat, enclosed by fencing for privacy and security. It features a paved patio, artificial grass for low maintenance, and decking areas where you can bask in the sun or host alfresco gatherings with loved ones. Don't miss the opportunity to make this elegant property your own and embrace a lifestyle of modern comfort and luxury.

The home report can be downloaded from the RE/MAX website:<https://rem.ax/4c6uKHS>

Council Tax Band E

Freehold Tenure

Factor Fee £139 annually

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Old School Avenue is situated in the coveted Harwood Park Barratt

Lounge

10' 6" x 14' 7" (3.20m x 4.44m)

Contemporary welcoming lounge featuring a stunning electric fireplace along with a designer vertical radiator complimented with wooden flooring. Has a large window with light flooding through with neutral decor giving a nice relaxing vibe.

Kitchen

13' 8" x 9' 6" (4.17m x 2.90m)

This beautiful modern kitchen comes with a stylish breakfast bar island complimented with white wall and base units. Five gas hob, integrated fan oven, stainless steel sink with mixer tap and integrated dishwasher.

Dining Room/ Bedroom4

8' 11" x 11' 1" (2.71m x 3.38m)

Elegant room which can be a Dining area or Bedroom. Front facing window adding natural light along with neutral decor.

Utility room

14' 3" x 5' 7" (4.34m x 1.70m)

Large utility room with wall and base units with a very handy storage cupboard.

Downstairs WC

6' 11" x 2' 9" (2.10m x 0.84m)

Stylish Downstairs WC Consisting Of Toilet, Wash Basin, Mirror And Towel Radiator.

Entrance Hallway

6' 2" x 4' 6" (1.87m x 1.36m)

Welcoming Entrance Hall Giving Access To Lounge, Kitchen, Utility, WC and Dining Room.

Upper Landing

8' 1" x 5' 10" (2.47m x 1.78m)

Upper Landing Giving Access To Bedrooms, Bathroom and attic space.

Primary Double Bedroom

19' 2" x 9' 1" (5.83m x 2.77m)

Spacious Primary Bedroom Consisting Of Two Built In



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Primary Double Bedroom

19' 2" x 9' 1" (5.83m x 2.77m)

Spacious Primary Bedroom Consisting Of Two Built In Sliding Mirrored Wardrobes, Front Facing Window and access to the En-Suite.

En-Suite

8' 5" x 4' 4" (2.56m x 1.31m)

Beautiful En-Suite With toilet, wash basin, shower cubicle with electric handheld shower and towel radiator.

Double Bedroom

13' 11" x 10' 6" (4.23m x 3.20m)

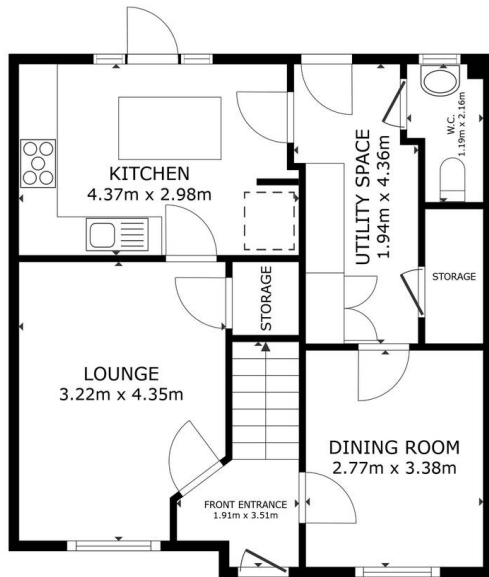
Spacious double Bedroom with built in storage cupboard.

Double Bedroom

10' 4" x 9' 7" (3.14m x 2.91m)

Double Bedroom with sliding mirrored wardrobes, neutral carpet and rear facing window.

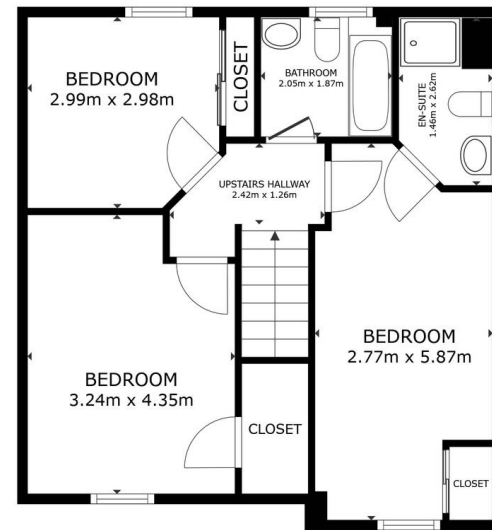




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 55.4 m² FLOOR 2 55.0 m²
 TOTAL : 110.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 55.4 m² FLOOR 2 55.0 m²
 TOTAL : 110.3 m²

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RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.