



6 Sunnyside Avenue, Wilpshire

£280,000

THREE BEDROOM SEMI DETACHED HOME ON LARGE PLOT WITH POTENTIAL FOR DEVELOPMENT Located on a desirable plot in Wilpshire, this semi detached home is presented as a blank canvas providing the opportunity to create something unique given the incredible space on offer

Council Tax band: D



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Entering the property, the central hallway hosts a focal point of the home providing access to the stairs, both large reception rooms and kitchen separately. Both living rooms boast impressive footprints providing plenty of seating for families to use as lounges, dining rooms, playrooms, or as the initial foundation to extend further to the rear. Heading upstairs, the property has a traditional layout, comprising of two double bedrooms and a third bedroom, large enough for a single bed, or the versatility to be used as an office. The well maintained condition of the property and neutral decor allow for a variety of options going forward. For those looking to move in immediately, you can slowly personalise the property, or for those looking for potential and a project, the impressive space provides unlimited potential.

The front of the property has potential to create a driveway for two vehicles, while the rear will inspire countless options. Whether it be for an upgraded garage, garden room, home offices or even the potential to develop another dwelling, there's a use for everyone



Vestibule

Original tiled flooring, wooden front door, ceiling coving.

Hallway

Carpet flooring stairs to first floor, under stair storage, panel radiator.

Lounge

Carpet flooring, feature fireplace with, slate surround and hearth, hardwood framed double glazed window, panel radiator X2.

Second Reception Room

Carpet flooring, working open fire with decorative tile and wood surround and tiled hearth, ceiling coving, hardwood framed double glazed window, panel radiator* 2.

Kitchen

Range of wall and base units with contrasting work surfaces, tiled splashbacks, 1 1/2 sink and drainer, integral double electric oven, hob and extractor, for fridge freezer, plumbed for washing machine, storage cupboard, lino flooring cover upvc double glazed window, wooden back door, panel radiator.

Landing

Carpet flooring, uPVC double glazed frosted window, spindle balustrade, panel radiator.

Master Bedroom

Double with carpet flooring, hardwood framed double glazed window, panel radiator.

Bedroom Two

Double with carpet flooring, fitted bedroom furniture, hardwood framed double glazed window, panel radiator.

Bedroom Three

Single with carpet flooring, hardwood framed double glass window, panel radiator.

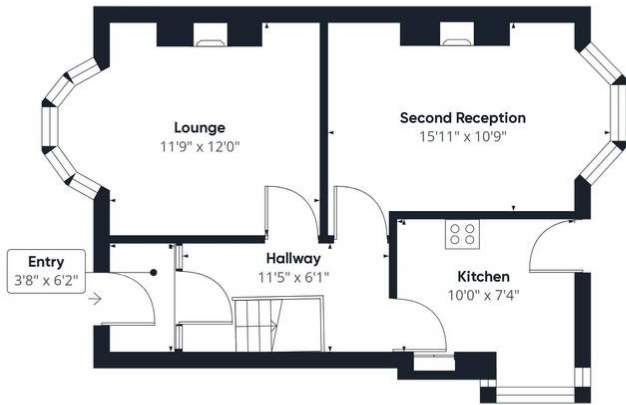
Wc

WC in white tiled splashbacks, linol flooring, wood framed single glazed frosted window.

Bathroom

Two-Piece in beige, tiled floor to ceiling, lino flooring, wood framed double glazed frosted window, panel radiator.





Floor 0



Floor 1

Approximate total area⁽¹⁾

942.17 ft²

Reduced headroom

0.11 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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