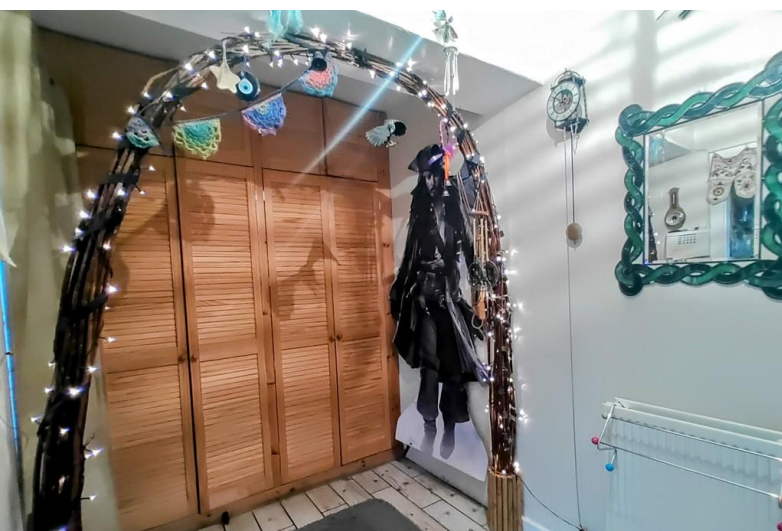


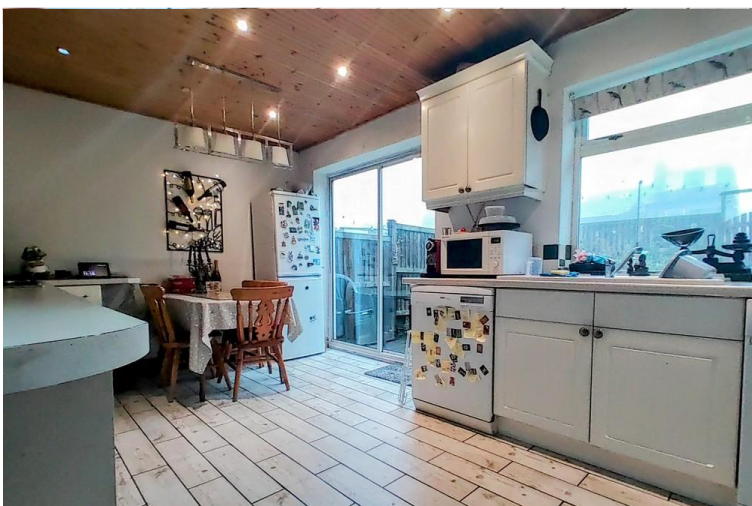


7 Marne Avenue

- EXTENDED SEMI DETACHED
- THREE SPACIOUS BEDROOMS
- SOUGHT AFTER LOCATION
- LARGE GARDENS

Offers In Region Of £245,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

****WELL PRESENTED THREE BEDROOM EXTENDED SEMI-DETACHED** **SPACIOUS ROOMS THROUGHOUT** **SITUATED ON A CUL-DE-SAC****
This well presented semi-detached property in Clayton offers spacious accommodation, gardens to the front and rear, and a detached garage. This property would make the perfect family home!

Briefly comprising of: Spacious lounge, kitchen/diner, three good sized bedrooms, four piece bathroom, large gardens, and a detached garage.

ENTRANCE

Entrance to the property through UPVC door at the rear. With spacious storage cupboards, central heating radiator, stair case to floor one and access to all ground floor rooms.

LOUNGE

21' 2" x 11' 11" (6.45m x 3.63m) With electric fireplace, one bay window to the front elevation and a second smaller window, two central heating



radiators, and a large understairs storage space.

KITCHEN/DINER

15' 4" x 9' 8" (4.67m x 2.95m) Spacious kitchen with wall and base units, integrated electric cooker and gas hob, splashback tiling, laminate worktops, sink and drainer, window to the rear elevation and patio doors leading to the rear garden

BEDROOM ONE

15' 5" x 9' 8" (4.7m x 2.95m) Double bedroom with two windows to the rear elevation, and a central heating radiator

BEDROOM TWO

9' 1" x 7' 6" (2.77m x 2.29m) Built in cupboards for storage, window to the front elevation and a central heating radiator

BEDROOM THREE

13' 4" x 9' 2" (4.06m x 2.79m) Double bedroom with two windows to the front elevation and a central heating radiator.

BATHROOM

9' 7" x 8' 4" (2.92m x 2.54m) Four piece suite comprising of: Bath tub, WC, fully tiled shower, handwash basin. Also includes storage cupboard, a central heating towel radiator and window to the rear elevation



EXTERNAL

With a large lawn to the front of the property, and paving leading to the rear of the property.

To the rear of the property is a good sized garden with a detached garage.

DIRECTIONS:



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done

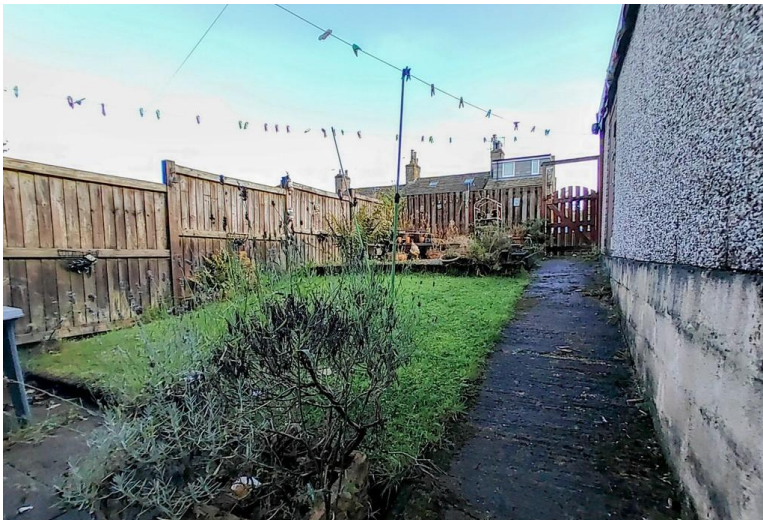


before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.



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