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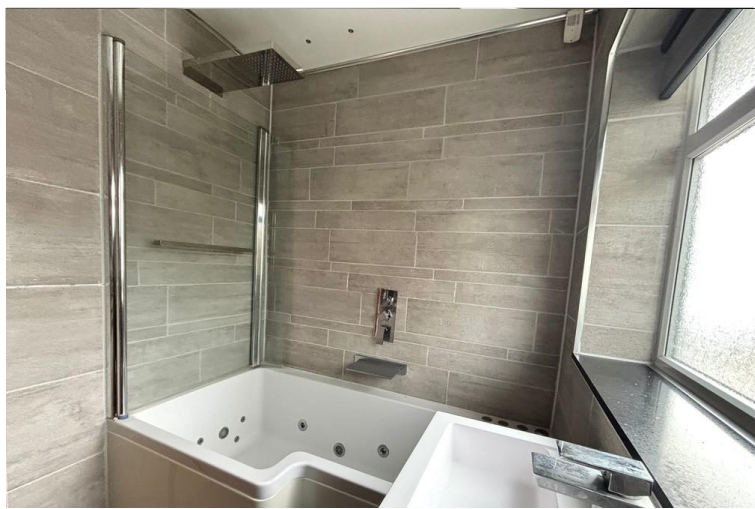
94 Pentland Avenue

- THREE BEDROOM SEMI DETACHED
- IDEAL FAMILY HOME OR FIRST TIME BUY
- POPULAR LOCATION
- DESIRABLE CORNER PLOT POSITION

£165,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

Located in a quiet cul-de-sac within a highly sought-after area, this three-bedroom semi-detached corner property offers an excellent opportunity for families or buyers looking to modernise and add value, with the price reflecting the scope for updating. The home enjoys a desirable position with added privacy and space. The property offers well-proportioned living spaces throughout, with three bedrooms well suited to family life. Externally, the property benefits from off-road parking and outdoor space typical of a corner plot. Conveniently situated close to local amenities, schools and transport links, early viewing is highly recommended to fully appreciate the potential and location on offer.

FRONT ENTRANCE

The front entrance provides a welcoming introduction to the home, featuring a central heating radiator for comfort. From here, there is direct access to the main living area, with stairs rising to the second floor, creating a practical and well-laid-out entrance space.





LIVING ROOM

11' 0" x 13' 04" (3.35m x 4.06m) The living room is a bright and welcoming space, benefiting from a large rear-facing window that allows for plenty of natural light. A central heating radiator provides comfort, while the open-plan access to the dining room creates a flexible and sociable layout. The room is further enhanced by a stylish media wall with built-in storage, offering both practicality and a modern focal point.

DINING ROOM

10' 01" x 8' 08" (3.07m x 2.64m) The dining room is a bright and inviting space, featuring a large rear-facing window that fills the room with natural light. Open-plan access to the living area creates a seamless flow ideal for everyday living and entertaining. Finished in a neutral, natural décor, the room also benefits from a central heating radiator and provides convenient access through to the kitchen.



KITCHEN

6' 11" x 12' 11" (2.11m x 3.94m) The kitchen is finished in a neutral colour palette with matching cabinets and décor, creating a bright and timeless feel. It benefits from an integrated microwave and offers practical workspace for everyday use, with designated space for both a washing machine and dishwasher. With direct access to the rear garden, the kitchen provides both convenience and ease for indoor-outdoor living.



HALLWAY

9' 01" x 6' 04" (2.77m x 1.93m) The spacious first-floor hallway provides access to all upstairs rooms, creating a practical and well-organised layout. A side-facing window allows natural light to brighten the space, enhancing the open and airy feel and making it a pleasant central point to the upper floor.

BATHROOM

5' 04" x 6' 04" (1.63m x 1.93m) The modern bathroom is well appointed and features a bath with overhead shower, providing flexibility for everyday use. A hand wash basin with useful under-sink storage offers both practicality and a clean finish. Finished in a contemporary style, the bathroom provides a fresh and functional space.



BEDROOM 1

9' 02" x 11' 07" (2.79m x 3.53m) The master bedroom is a well-proportioned and comfortable space, benefiting from a large front-facing window that allows for plenty of natural light. The room features a central heating radiator and a built-in wardrobe, providing practical storage while maintaining a clean and uncluttered feel.



BEDROOM 2

9' 03" x 9' 08" (2.82m x 2.95m) The second bedroom is a well-proportioned and versatile space, benefiting from a rear-facing window that provides natural light and a pleasant outlook. The room features a central heating radiator and a built-in wardrobe, offering practical storage. Ideal for use as a guest room or child's bedroom, this room provides comfortable and functional living space.

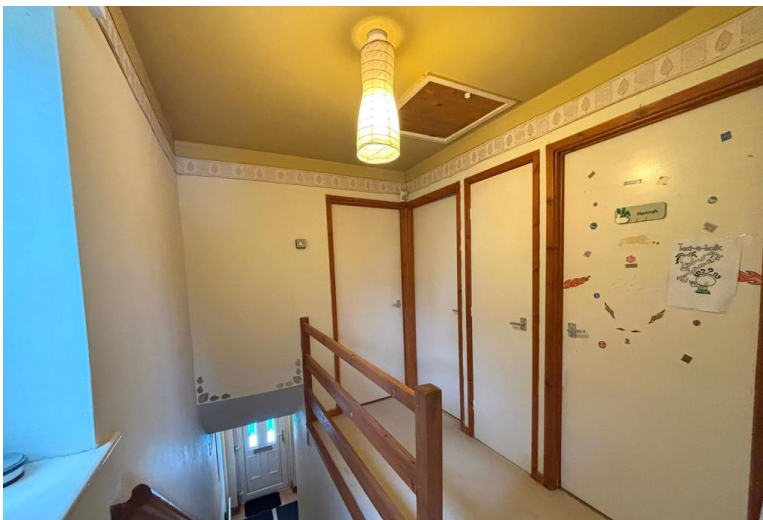
BEDROOM 3

6' 05" x 8' 07" (1.96m x 2.62m) Bedroom three is a practical and versatile room, ideal for use as a home office or occasional bedroom. The room benefits from a front-facing window allowing natural light to enter, along with a central heating radiator for comfort. A useful cupboard houses the boiler, providing easy access while keeping it neatly concealed.



EXTERIOR

To the front, the property features a paved area providing off-road parking for vehicles. A side entrance offers convenient access to the rear garden. The back garden is of a good size and includes a large shed, offering excellent storage. While the garden requires some attention, it presents great potential to be transformed into an attractive outdoor space.





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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.

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