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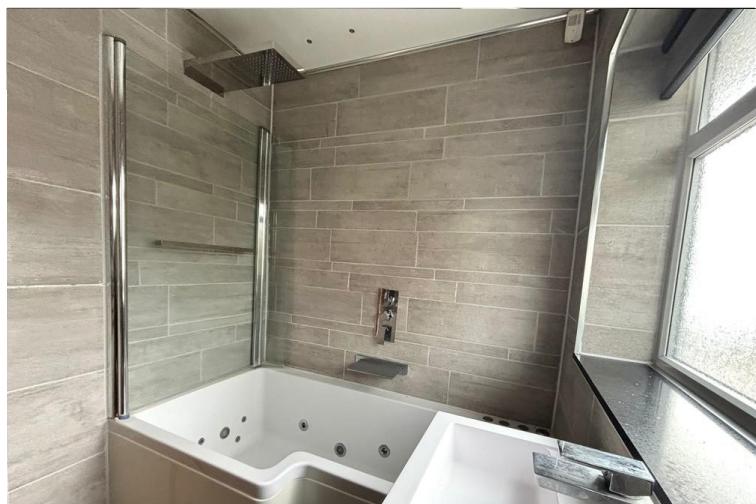
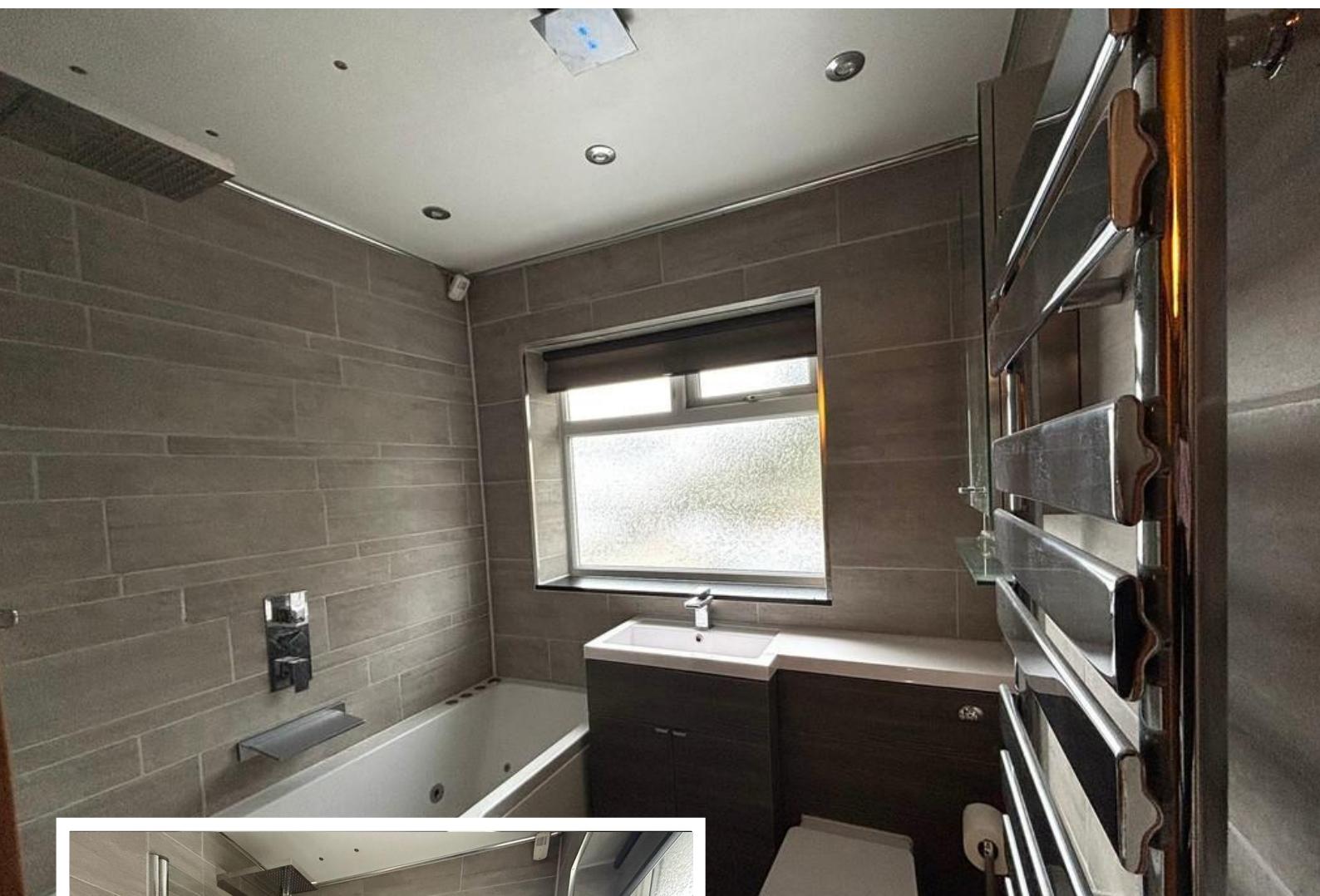
## 94 Pentland Avenue

- 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.



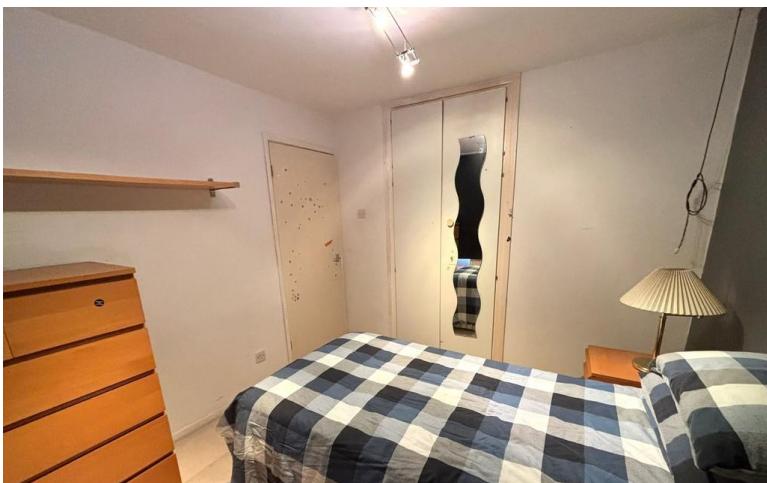
#### KITCHEN

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.

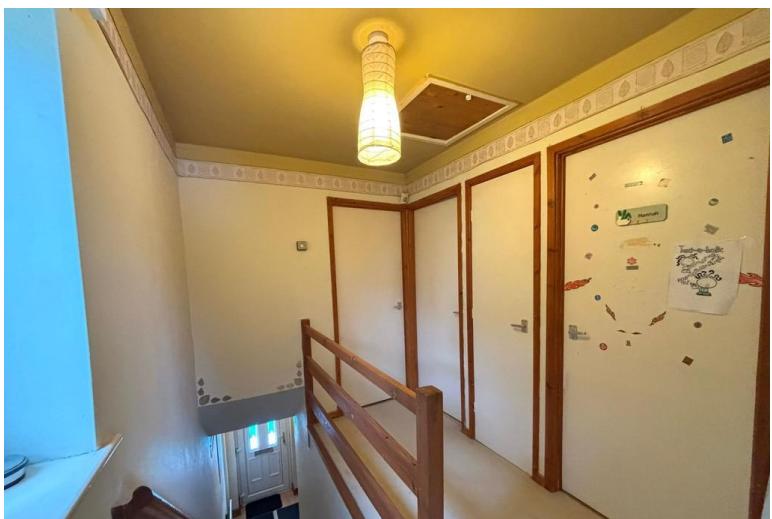


#### BEDROOM 3

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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